

**6 Pat Crescent, Morphett Vale, SA 5162**



**Sold House**

Wednesday, 23 August 2023

6 Pat Crescent, Morphett Vale, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jackie Scott

**\$552,000**

Please contact Jackie for all your property advice. This charming family home offers those who live here a life of comfort, ease and convenience. Perfectly located on a quiet, tree-lined street in a friendly neighbourhood, we're confident you'll fall in love with this gorgeous property from the moment you arrive at the address. Beautifully landscaped gardens welcome you, and as you walk through the front door, you'll be amazed by the amount of light that flows through the flexible layout of this home. To the right is the sprawling lounge room, overlooking the front garden through a large window with a northerly aspect, it features easy-care lino flooring and a gas heater, where you can curl up with a cup of tea and a good book. The open plan design of the functional kitchen and spacious meals area creates a space where family and friends can gather to enjoy delicious food and make lasting memories, boasting a gas oven and cooktop, ample bench space and plenty of cupboard storage. Offering three bedrooms with new plush carpet underfoot and built-in robes for storage, all the bedrooms are serviced by the central bathroom fitted with a step-in shower, a bathtub, a brand-new vanity and the convenience of a separate toilet to accommodate busy households. Additional features include a reverse cycle split system air conditioner in the dining area, new easy care lino flooring in the high traffic areas, freshly painted throughout in neutral tones and a gas instant hot water system. Set on a good sized block of around 600m<sup>2</sup>, the outside offers a fully fenced backyard where the kids and family pets can run, play and explore the expansive grassed area, with the opportunity to create lush gardens or you can simply enjoy the space on offer. There is a large, paved area where you can dine alfresco with friends or a tranquil setting for you and your family to enjoy. Plenty of off-street parking is on offer - there is a single driveway which leads to a double-length carport with roller door and internal access to the home, plus there's a separate shed for additional storage. Your new home is located within a wonderful community, while the central location puts you just moments from Southgate Square shopping complex, several good Primary & High Schools, early learning centres, multiple fast-food outlets and quality cafes & restaurants. For the golfing enthusiast, you are just a short drive from either the Vines Golf Club of Reynella or Thaxted Park Golf Club and there are a host of sporting fields and parks within easy reach. Only a short drive to the beautiful southern beaches, the McLaren Vale wine district and for those who work in the city, quick access to main roads will have you in the CBD in around 35 minutes. The lucky new owners could move in and enjoy the home for the comfort it offers, update and add their own touches, or rent out and make a great return on their investment. The functional layout feels spacious and welcoming and features all you need for comfortable and easy living. For more information or inspection times, please call Jackie Scott from Magain Real Estate Port Noarlunga on 0409 090 959. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 222182