

60A Nilpena Avenue, Morphettville, SA 5043



Sold House

Thursday, 18 April 2024

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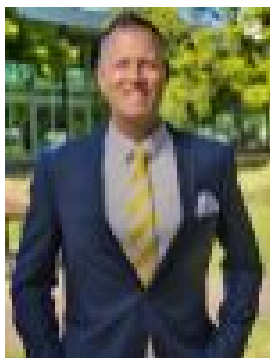
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 344 m2

Type: House



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\$952,500

Welcome to 60A Nilpena Avenue, indulge in contemporary living & bask in the relaxed lifestyle. Established in the highly sought after suburb of Morphettville. Discover the strong mix of comfort, style and easy care living. This executive 3 bedroom Torrens Title display home by Stirling Homes offers the finest in modern lifestyle living, immaculately presented and move-in-ready! Positioned on an attractive street, with great appeal in a quiet position, this is a stunning home! Boasting 3 Bedrooms, 2 Bathrooms and 2 Car garage space this property is hard to miss and offers you a feeling of intimacy and comfort whilst also being completely low maintenance. Through the large front door you are greeted with the gorgeous hallway filled with natural light followed by an illuminated hallway leading you through to the impressive open plan kitchen and dining area, a large space perfect for entertaining. A gourmet kitchen with stainless steel appliances, impressive amounts of bench space as well as a generous amount of storage space. The primary bedroom with walk-in robe and access to the ensuite bathroom with a full sized shower, W/C and vanity. Bedroom 2, 3 all with built-in robes what more could one need! The low maintenance front and rear gardens offer an enviable lock and leave lifestyle... Central to many well known amenities and community centres such as the popular Westfield Marion shopping centre home to over 300 retailers and eateries, Jetty Road Glenelg precinct boasting over 350 unique clothing, cafe dining & homeware stores. Less than 5kms away from Glenelg Beach perfect for those who enjoy getting out and active, while only 10kms from the Adelaide CBD! Features Include:- Primary bedroom has walk in-robe, and its own separate ensuite which incorporates decorative tiles, frameless shower, vanity with stone bench top- Gourmet stone top kitchen with cabinetry, feature stone breakfast bench, sparkling tile splash back, stainless steel gas cook-top with rangehood, oven, dishwasher, microwave- Generous open plan dining and casual living- Laundry area with stone top, built in-storage and side access- Powder room for guests- Double auto garage with internal entrance- Bedrooms 2 & 3 of good size with mirrored built-in robes- Casual living/lounge area with outlook views- Main bathroom has separate shower, family bath, and finished with premium tiles Other Features:- Alarm system- Actron Air zoned controlled ducted reverse cycle air conditioning throughout- Large format tiles to main floor with premium carpet to all bedrooms- Instant Gas Hot Water service- NBN ready- LED downlights- Neutral colour tones throughout- Low maintenance landscaped front and rear gardens- 2.7m ceilings throughout- Exposed aggregate perimeters- Land size 344m² (approx.)- All furniture & LG Refrigerator not included - Optional/Addition for the buyer to purchase (speak with agent) It's all about the location! Ideally positioned close to premier schools, public transport and local shops, reserves, recreational facilities and only 10kms to the Adelaide CBD & 5kms to Glenelg Beach... Enjoy the fabulous lifestyle on offer... Welcome to 60A Nilpena Avenue Morphettville! Specifications: Council: City of Marion Built: 2019 Council Rates: \$1,746.00 (approx.) per annum SA Water Rates: \$150.00 (approx.) per quarter ES Levy: \$148.00 (approx.) per annum Rental Potential: \$725 - \$775 per week (approx.) Allotment of 344m² (approx.) **Auction: Saturday 4th May 2024 at 10:00AM (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research. The vendor's statement may be inspected at 184 South Road, Mile End for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice. For further information contact Simon Kent on 0488 441 848