

**62 Hendrie Street, Morphettville, SA 5043**



**House For Sale**

Tuesday, 2 April 2024

**62 Hendrie Street, Morphettville, SA 5043**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 410 m2**

**Type: House**



Rhys Digance  
0404422155



Thomas Nicholas  
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**\$975k - \$1.070m | Offers Close 22/04 (USP)**

Best Offer By 22nd of April (USP) Located on a quiet, tree-lined street in the highly sought-after suburb of Morphettville, this four-bedroom residence boasts a combination of style, functionality, and convenience, making it the perfect place for a growing family to enjoy both indoor and outdoor living. Offering an extremely functional floorplan with quality finishes and attention to detail throughout, the open-plan layout creates a seamless flow between the living, dining, and kitchen areas, making it ideal for entertaining. The remainder of the home comprises four spacious bedrooms, including a master suite complete with a walk-in wardrobe and ensuite and two additional living areas. Stepping outside, you will find a private and low-maintenance outdoor entertainment area surrounded by a low-maintenance garden.

**Key Features:-** Open plan kitchen living and dining area with recessed ceiling- Modern kitchen with quality stone benchtops, butlers pantry, breakfast bar, 900mm over with gas cooktop and ample storage throughout- Master suite with large walk in robe and ensuite complete with shower, vanity & toilet- Three additional bedrooms – bedrooms two and three include floor to ceiling built in robes- Additional living area at the front of the property- Third living area/fifth bedroom perfect for guests- Central family bathroom with separate shower, bath, powder room plus a separate toilet- Laundry room with direct external access - Large undercover entertaining area opening out the low maintenance grassed yard- Double garage with automatic roller door access and direct internal access- Additional off street parking available- Daikin Reverse Cycle zoned ducted air conditioner – Featuring app/internet control- Gas hot water system installed- 20 year build warranty

Occupying a desirable position along a quiet street with the picturesque Everest Avenue Reserve and Hendrie Street Reserve & Playground only steps away, this spectacular family home presents valuable access to a high-quality lifestyle between the Adelaide CBD and South Australia's pristine coastline. Families will be immediately drawn to the connectivity and convenience on offer in Morphettville with local attractions that include the Marion Outdoor Pool, Marion Leisure & Fitness Centre, Oaklands Wetland & Reserve, Park Holme Shopping Centre, and public transport options making for a fluid commute to reputable schools such as Westminster, Our Lady of Grace, Warradale Primary, Hamilton Secondary College & Sacred Heart College Champagnat Campus. A short drive to the ever-popular Westfield Marion will provide convenient access to trendy café's/eateries, and quality shopping to fuel the perfect family lifestyle.

**Specifications:** Year Built / 2020 Land Size / 410 M2 Council / Marion Council Rates / \$542 PQ

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416.