

63 Hendrie Street, Morphettville, SA 5043

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 23 April 2024

63 Hendrie Street, Morphettville, SA 5043

Bedrooms: 3

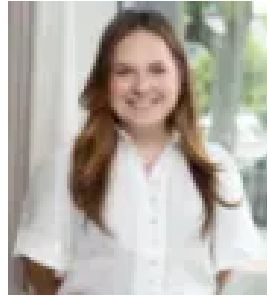
Bathrooms: 2

Parkings: 1

Type: House



Simon Noakes
0402211543



Sophie Fry
0881663989

\$750K - \$825K

Best Offers By Monday 13th of May at 10am (Unless Sold Prior). Price guide to be released Wednesday 1st of May. Unveiling a neatly-presented property nestled at 63 Hendrie Street, Morphettville, this modern home is as alluring as it is practical. Designed and built in 2020 by Weeks, it boasts a sleek facade, offering an irresistible curb appeal that is just a taste of what awaits within. Inside, the house unfurls over three spacious bedrooms, each carpeted for comfort and two featuring built-in robes. The master bedroom comes complete with an ensuite bathroom. The open-plan living area serves as the heart of the home, featuring laminate flooring that seamlessly ties the space together. Culinary enthusiasts will delight in the contemporary kitchen, packed with modern conveniences including a dishwasher, gas cooktop, and laminate benchtop. For those who cherish outdoor living, a generously-sized deck offers a perfect platform to enjoy the irrigated front and rear gardens, complete with a 3000L rain water tank. Possessing a prime location, this property puts important amenities within easy reach. One can access the Marion outdoor pool, Westfield Marion, Glenelg beach, and cosmopolitan Jetty Road Glenelg, all a brisk 5-minute drive away. The additional property features include:- Ducted R/C air conditioning throughout- Single garage - Linen closet- Instant gas hot water- School zoning for Ascot Park Primary School and Hamilton Secondary College- 3 x 2.7m eco deck - Low maintenance yard- 15 minutes to the CBD This modern home in Morphettville is the epitome of functional elegance, making it a perfect choice for families, investors, and professionals alike. Land Size: 220sqm Frontage: 8m Year Built: 2020 Title: Torrens Council: City of Marion Council Rates: \$1,614.42 PASA Water: \$170.54 PQES Levy: \$142.20 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.