

**63 Tarranna Avenue, Morphettville, SA 5043**

NOAKES  
NICKOLAS

**Sold House**

Friday, 3 November 2023

63 Tarranna Avenue, Morphettville, SA 5043

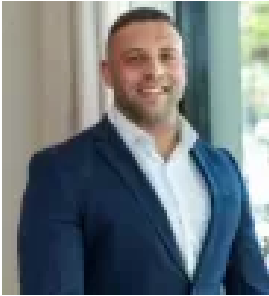
**Bedrooms: 3**

**Bathrooms: 1**

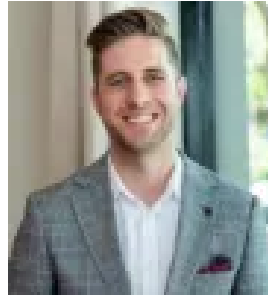
**Parkings: 1**

**Area: 918 m2**

**Type: House**



Jorden Tresidder  
0881663989



Callan Eames  
0881663989

**\$1,187,000**

Best Offers by Wednesday the 25th of October at 6PM (Unless Sold Prior).After 66 glorious years with the current owners, this generous Torrens titled 918m<sup>2</sup> allotment is on the market. Built in 1956, the double brick three-bedroom home presents with a charming brick façade and tiled roof, encouraging you to work with the home's favourable foundations. Boasting that favourable north-facing backyard and an impressive approx. 21.6m frontage, the potential is there to extend with the open plan living or the home of your dreams in Morphettville. Stepping into the entry, find a large lounge room to your left, and three double bedrooms (two with built-in robes) stemming from the central hallway. The well-sized bathroom has been well maintained and includes a bath, with a handy separate toilet next door. The kitchen/meals is ready to roll, with plenty of bench space and storage within ageless white cabinetry, and an updated oven and cooktop in place. Connecting indoor and outdoor living, a gloriously lengthy sunroom overlooks the backyard and the vast verandah, creating flexible spaces that put the emphasis on time spent outdoors. From there, a huge blank canvas backyard of lawn and paving dotted with mature fruit trees presents a world of possibilities for future landscaping and living. Set between the coast and the city, life in Morphettville is a joy and a breeze. From Tarranna Avenue, Darkes Marion Road, Coles Park Holme, the shores of Glenelg South as well as Westfield Marion shopping and cinemas are less than ten minutes away. You're also a short drive to Marion Outdoor Pool, Marion Leisure & Fitness Centre and Hendrie Street Playground and outdoor spaces, as well as the event attractions of Morphettville Racecourse, and a breezy commute to the CBD down Anzac Highway. Consider the possibilities of this generous rectangular allotment for your next project or planning your forever address in the heart of happening Morphettville. More features to love:- Reverse cycle split system A/C unit- Roller shutters to front windows and security screen to side and rear windows- Secure garage, carport for six cars and further off-street parking- 2.5kW solar system- Shed and green house/shed- Instant gas hot water system- Three rainwater tanks- Zoned to Hamilton Secondary College, close to Ascot Park and Forbes Primary schools and Our Lady of Grace School and within the catchment area for Ascot Park Kindergarten- Easy access to public transport along Bray and Hendrie Streets and Marion Road- Just 3.3km to the Glenelg Esplanade, 3.5km to Westfield Marion and 6.3km Adelaide CBDLand Size: 918sqmFrontage: 21.6mZoning: HDNYear Built: 1956Title: TorrensCouncil: City of MarionCouncil Rates: \$2,196PASA Water: \$113.72PQES Levy: \$73.35PADisclaimer: 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.