

**7 Rothwell Street, Morphett Vale, SA 5162**

**CENTURY 21**

**Sold House**

Friday, 15 September 2023

7 Rothwell Street, Morphett Vale, SA 5162

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 605 m2**

**Type: House**



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**\$600,000**

The open and adaptable layout of this home allows you to customise the extra space as a home office, gym, study, or a playroom for kids, you decide. With ducted evaporative air-conditioning, GAS heating and ceiling fans for added ventilation, this home is energy-efficient and comfortable all year round. The kitchen overlooks the dining area, creating a perfect space for family meals. You have the option of a bonus family room that can double as a home office, complete with its own front door access – ideal for those who work from home. Step outside and discover the generous backyard, which has been modified for gardening and growing vegetables. Whether you're a seasoned gardener or just starting out, this space offers the opportunity to cultivate your own fresh produce. In addition, a large workshop/garage (6Mx6M approx.) with electricity, provides ample space for storage, hobbies, or creating your projects. This property is situated on an approximately 605m<sup>2</sup> allotment, providing plenty of space for your gardening needs, kids to play and pets to roam freely. The location is perfect for families, with a beautiful reserve just a stone's throw away. Conveniently, public transport is only a short stroll from your front door, making commuting a breeze. Don't miss the opportunity to make this family home your own. To schedule a viewing at a time that suits you, please give us a call. This property embodies the essence of comfortable living in a prime location – the ideal choice for your family. Features\*?Kitchen with ample storage options and meal area\*?Separate toilet\*?Ducted Evaporative air conditioning and Gas heating\*?Undercover entertaining area\*?Large 6Mx6M (approx) sheds\*?Large rear garden\*?Additional room for a home office\*?Additional paved area for outdoor ActivitiesTo view your next home or investment contact Vin Sharma on 0467777998 today.