

**8 Bower Court, Morphett Vale, SA 5162**



**House For Sale**

Tuesday, 14 November 2023

**8 Bower Court, Morphett Vale, SA 5162**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 540 m2**

**Type: House**



Danielle Comer  
0431560402



Rachael Farror

**\$459k - \$499k**

Please contact Danielle Comer or Rachael Farror for viewing times. Welcome to this impeccably presented residence, exuding charming kerbside appeal and is ideally located in the highly sought-after area of Morphett Vale. Positioned with convenience in mind, this home is in close proximity to local schools, shops, and public transport, offering a perfect blend of accessibility and comfort. Upon entry, you'll be welcomed by an inviting foyer that seamlessly leads into an elegant formal lounge and dining area. The lounge is bathed in natural light, creating a warm ambiance complemented by a cozy combustion fireplace. A central breakfast bar connects the living space to the beautifully renovated kitchen, a true highlight featuring high-quality appliances such as a gas cooktop and dishwasher, along with timeless white cabinetry. The intelligent layout places all three bedrooms on the left wing of the home, ensuring privacy and tranquility. Each bedroom provides easy access to the sophisticated main bathroom, emphasizing practicality and comfort. Nearby, a linen closet offers valuable additional storage space, contributing to the home's functional design. Step outside through the laundry to discover an outdoor entertaining haven, sheltered by a flat-roof pergola. The generously sized rear yard features an expansive lawn area with established trees, creating a picturesque backdrop for gatherings and relaxation. Three garden sheds provide both storage and workshop space, catering to the needs of hobbyists or DIY enthusiasts. The property's appeal is further enhanced by additional features. A single carport, secured behind double gates, ensures parking safety. Enjoy year-round comfort with the convenience of ducted evaporative cooling and a combustion fireplace. The NBN connection and gas instantaneous hot water system add a practical touch to daily living. Don't miss the chance to own this meticulously maintained home that seamlessly combines functional design with desirable features. Experience the convenience of its location and the joy of a well-appointed living space. All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley. RLA | 222182