

8 Braemar Avenue, Morphett Vale, SA 5162



Sold House

Tuesday, 17 October 2023

8 Braemar Avenue, Morphett Vale, SA 5162

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 728 m2

Type: House



Travis Denham



Michelle Draper
0420278550

\$570,000

Offers close by Tuesday 24th October at 12:00pm. Travis Denham and Michelle Draper welcome to the market, this generous family home located at 8 Braemar Avenue, Morphett Vale. Positioned on a generous 728 sqm block (approx.) and within close proximity to local amenities such as shops, schools and parks this property is sure to appeal to a wide range of buyers. This character filled home benefits from a spacious and fully functional floorplan which is complete with a combined living and dining area, three bedrooms, an undercover entertaining area along with a generous rear yard. Entering into the home, you will instantly notice the warm and comforting ambiance this home embodies. To your left you will find the spacious and combined living and dining area that is complimented by large picture windows and comforting gas heater that is ideal during those cold winter months. The idyllic entertainer is sure to love the layout of the kitchen and family area as it not only allows an abundance of space for your guests to utilise but also provides direct access to the outdoor entertaining area. The kitchen is simplistic and fully functional, featuring an abundance of cabinetry and drawer space. Appliances include a gas cooktop, oven and dishwasher. Three quality bedrooms complete the home. All bedrooms are equipped with ceiling fans and built-in robes, for all your storage needs. For total functionality, these rooms are in close proximity to the home's main bathroom & laundry. The home's main bathroom is complete with a bathtub, walk in shower and vanity. Much to the delight of the growing family, there is a separate toilet. Additional features of the home include a large rumpus/games room that is perfect for a teenagers retreat or parents oasis as well as a split system air-conditioner in the lounge room, for year round comfort. If you aren't already impressed by the interior of this home, let's take a step outside. The front of the home presents nicely with an array of different plants, shrubbery and trees. There is also a single carport for safe storage of your car. To the rear of the home, you can enjoy entertaining friends and family under the paved entertainment area whilst watching the kids and pets play on the lawn area. For the savvy handyman, you can utilise the shed as a workshop if you desire and for the aspiring 'Greenthumb,' there is a smaller tool/garden shed. As far as location goes you really cannot get much better than this. Within close proximity to multiple schools such as Morphett Vale Primary School, Pimpala Primary School, Sunrise Christian School, Prescott College and Woodcroft College. There's plenty for the whole family to enjoy just moments away from Wilfred Taylor Reserve, not to mention The Happy Valley Reservoir, Tangari National Park, and The Vines Golf Club all just a short trip away. Just to top it all off, a 30 minute drive (approx.) will land you in the Adelaide CBD via M2. It really does not get much better than this. Currently tenanted with a fixed term lease until 14/06/2024. The tenant is currently paying \$400 per week but in the current market it has had a rental appraisal of \$400 - \$450 per week. Disclaimer: All floor plans, 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. (RLA 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd