

**8 Cocks Avenue, Morphett Vale, SA 5162**



**Sold House**

Friday, 1 March 2024

8 Cocks Avenue, Morphett Vale, SA 5162

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 688 m2**

**Type: House**



Mandy Doolan  
0412337482



Emma Doolan  
0401465705

**\$545,000**

Auction Sat, 16th Mar - 10am (usp) Nestled on a generous 688sqm block, this solid brick Torrens Title residence exudes timeless charm and character. Constructed in 1971, 8 Cocks Avenue has been well maintained, offering a warm and inviting ambiance throughout. Boasting up to four bedrooms, this home is ideal for families seeking comfort and space. The spacious living room at the front of the home provides a welcoming retreat, while the open plan kitchen and dining area feature ample built-in storage, perfect for culinary enthusiasts. The layout includes a well-appointed bathroom with a separate toilet and a conveniently located laundry with external access. Step outside to discover a delightful outdoor entertaining space beneath a verandah, overlooking the expansive backyard. Whether hosting gatherings or simply unwinding in the fresh air, this area promises endless enjoyment for residents. Additional features enhance the comfort and convenience of this home, including gas heating for cozy winters, ducted evaporative cooling for relief during summer months, and a security system for peace of mind. A large garden shed provides valuable storage space, while a rainwater tank and a 2.5kW solar system contribute to eco-friendly living. Situated in a family friendly community, residents also appreciate the convenience of being just a short stroll away from local cafes, shopping options, and public transport links. Embrace a relaxed lifestyle in this desirable Morphett Vale neighbourhood. Don't miss your chance to make this charming Spanish style residence your new home. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403