

8 Wallage Avenue, Morphettville, SA 5043

**NOAKES
NICKOLAS**

Sold House

Wednesday, 17 January 2024

8 Wallage Avenue, Morphettville, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 398 m2

Type: House



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\$1,050,000

Built to a high standard in 2018 by the reputed Fairmont Homes, this four-bedroom family home offers a glorious lifestyle close to the beaches of Somerton and Glenelg from Morphettville. A clean brick façade enjoys a peaceful northerly outlook over Morphettville Community Garden, minimising your neighbours while connecting you to nature, including the nearby Warriparri River and Appleby Road reserves and playground. Enter the central hallway onto glossy porcelain tiles to find the carpeted bedrooms the lining the hall, beginning with the front-facing main bedroom that boasts both an ensuite and walk-in robe. Two further bedrooms include built-in robes, while bedrooms two to four share use of a spacious main bathroom that includes a bath and handy separate toilet ideal for busy mornings. Open plan living allows you plenty of space to fit a large lounge and dining setting alike. A glossy kitchen adds to the functionality of the space with its sleek benchtops, plentiful contrast cabinetry, a walk-in pantry, and stainless steel appliances. Slide back a vast glass sliding door to the Alfresco and take in a ceiling fan and shade blinds, increasing the year-round usability of the space. Private fencing and easy-care landscaping complete the picture for your low maintenance 398m² home base, with enough lawn to keep the pets and kids happy while keeping your maintenance to a minimum. Bright and spacious, this lock-up-and-leave address offers a generous home base with enviable proximity to the coast and the city alike on Wallage Avenue. Enjoy the shopping convenience of nearby shopping mecca Westfield Marion, explore Marion Outdoor Pool and Leisure & Fitness Centre, and catch the train from nearby Marion Railway Station into the Adelaide CBD. Life should be this easy! More features to love:- Reverse cycle ducted A/C throughout plus ceiling fans to bedrooms- Secure double garage with auto panel lift door and further off-street parking on exposed aggregate driveway- Plenty of storage throughout- Laundry with external access- Gas hot water system- Large rainwater tank plumbed to garden and W/C- Zoned to Hamilton Secondary College, close to Dara School and Ascot Park Primary and within the catchment area for Oaklands Estate Kindergarten- Easy access to public transport along Hendrie Street- Just 2.7km to Westfield Marion, 3km to the Esplanade and 7km to the Adelaide CBD Land Size: 398sqm Year Built: 2018 Title: Torrens Council: City of Marion Council Rates: \$2170.20 PASA Water: \$200.07 PQES Levy: \$173.95 PA Disclaimer: 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.