

88 Morphett Road, Novar Gardens, SA 5040

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 8 May 2024

88 Morphett Road, Novar Gardens, SA 5040

Bedrooms: 4

Bathrooms: 3

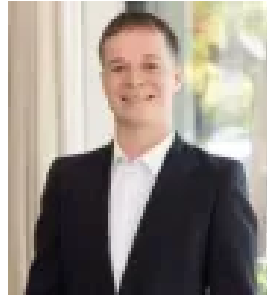
Parkings: 4

Area: 623 m2

Type: House



Simon Noakes
0402211543



Jake Billich
0881663989

Auction 1/6 (USP)

Auction Saturday 1st of June at 5:15pm (Unless Sold Prior). Start your day by stepping out of your generous, two-storey, double brick, blue-stone property located at 88 Morphett Road, Novar Gardens. This partially renovated home is the perfect palette to unleash your creativity in a niche suburb. Designed for versatile family living, this multi-level home boasts four spacious bedrooms, each echoing the comfort and ease this property offers. Built around 1992, this home offers the perfect blend of retro charm and modern functionality. The whole house has been repainted, providing a fresh and vibrant atmosphere throughout. The kitchen has been revamped with a modern induction cooktop, new oven and Bosch dishwasher. A brand new pergola adds a touch of elegance to the outdoors, beckoning you for an alfresco dining experience. Features of the property include:- Double brick, multi-level home- Partially renovated, with a fresh coat of paint throughout- Four spacious bedrooms, perfect for a growing family- Renovated kitchen with modern appliances- Downstairs bathroom, newly renovated- New carpet in formal lounge room- High ceilings throughout, creating a sense of spaciousness- Ducted reverse cycle air conditioning for year-round comfort- Parking space for four cars- Ample storage with a walk-in robe, linen closet, and built-in robes- Alfresco area, weather-proofed with heating and cooling- Double garage transformed into a fully serviced room, perfect for a teenager's retreat or entertaining area- Shed with access to garden and additional storage- Separate laundry- Instant gas hot water- Solar power system- Stone-fronted facade, adding character to the exterior. Location-wise, it's a mere two-minute drive to the Jetty Road Glenelg cosmopolitan strip and beach and the Morphettville Racecourse. Stones throw away from Glenelg Golf Course and 15-minute drive will see you in the CBD. The house is zoned for Immanuel College and Plympton International. The convenience doesn't stop there, with the IGA Novar Gardens and Morphettville tram station within walking distance. This Novar Gardens property is a haven for families seeking a home that offers both character and convenience. It's not just a house, it's a place to create lifelong memories. Land Size: 623sqm Frontage: TBC Year Built: 1992 Title: Torrens Council: City of West Torrens Council Rates: TBCSA Water: TBCES Levy: TBC 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.