

9 Lawson Avenue, Morphettville, SA 5043

**NOAKES
NICKOLAS**

Sold House

Thursday, 4 January 2024

9 Lawson Avenue, Morphettville, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jorden Tresidder
0478727400



Simon Noakes
0402211543

\$785,000

Bringing an overarching layer of contemporary living and an easy-care flow to your own perfectly placed home base, this dual-level residence doesn't forget to deliver on an unrivalled lifestyle right between city and surf. Securely set in the centre of a like-minded line-up of just three, the façade has been freshly painted to please from the street, complimented by a patch of grass with a low-maintenance nature that continues through to the interior footprint. Entering via the first of two living zones or a light-filled home office, gloss tiles lead through to an open plan hub with a capable kitchen at the helm – promising to elevate daily meal prep with stainless-steel gas cooktop, oven and dishwasher, offset by neutral cabinetry and crisp white benchtops. Sliding back glass double doors and taking shade under the verandah, you'll love the north-facing outlook of a generous patch of grass whilst you dine alfresco-style or fire up the BBQ, wrapped in secure good neighbour fencing so the kids can enjoy whilst the parents relax. Each of the three upstairs bedrooms enjoy spacious proportions and central access to a modern main bathroom, with a master that stands out from the rest thanks to a front-facing Juliet balcony that immediately beckons for a sunset drink. Built in just 2010 but further refreshed by updated window treatments and plush carpets throughout, you'll be sure to love your foolproof investment into a thriving city-to-surf locale on Lawson... Even more to love:- Secure garage with internal access- Extra parking in driveway- Built-in robes to bedroom 2- Downstairs powder room- Updated blinds & carpet throughout- Freshly painted inside & out- 2.7m ceilings- New ducted R/C air conditioning- Garden shed- Instant gas HWS- NBN ready- Under-stair storage- Just 5-minutes to beach & 15-minutes to the CBD- Easy access to bus, train & tram- Zoned for Hamilton Secondary College- Proximity to Warradale Primary, Westminster & Sacred Heart College- Moments to Westfield Marion, Flinders Uni & Hospital Land Size: 266sqm Year Built: 2010 Council: City of Marion Council Rates: \$1614 PASA Water: \$168 PQES Levy: \$142 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.