

97 Nilpena Avenue, Morphettville, SA 5043



Sold Townhouse

Thursday, 14 March 2024

97 Nilpena Avenue, Morphettville, SA 5043

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Scott Rowe
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Samuel Paton

\$620,000

Introducing a trendy and inviting Torrens Titled 2-bedroom home, ideally situated just moments away from the serene shores of Glenelg Beach. Located in a prime location near the tramline, commuting to the CBD has never been easier, making this residence a perfect blend of coastal living and urban convenience. Step inside to discover a blend of modern design and functionality. The open-plan living and dining area create a spacious ambience, seamlessly flowing into the well-appointed kitchen featuring sleek stainless-steel appliances. From the living area, step out onto the balcony, offering a tranquil setting to savour your morning coffee while soaking in the refreshing breeze. The master bedroom is a retreat in itself, generously proportioned and complete with an ensuite bathroom for added privacy and convenience.

Accompanying this luxurious space is an additional bedroom, offering ample space and equipped with a built-in robe, ensuring storage solutions are never compromised. The bedroom is serviced by a stylish main bathroom, exuding contemporary charm. Additional features include ducted air conditioning throughout, ensuring year-round comfort, and a single garage providing secure parking for your vehicle. In a great location, this charming property offers an array of leisure options and conveniences nearby. Nestled near Appleby Road Reserve, enjoy leisurely strolls along picturesque walking trails tracing the Sturt River or unwind at the nearby Marion Outdoor Pool. For everyday necessities, the local IGA is a mere 3-minute drive away, while Park Holme Shopping Centre and Westfield Marion cater to a broader retail experience, just minutes from your doorstep. Families will appreciate the proximity to quality schools such as Immanuel College, Sacred Heart College, and Westminster School, ensuring quality education options are within easy reach. With its enviable location, modern amenities, and proximity to a wealth of attractions, this family home epitomizes comfortable and convenient living in the heart of Glenelg South. Experience the epitome of coastal lifestyle combined with urban accessibility - your dream home awaits.

What we Love:

- Open plan living and dining area
- Stainless steel appliances in kitchen
- Spacious balcony off living area for outdoor relaxation
- Master bedroom with ensuite bathroom
- Additional bedroom with built-in robe
- Stylish main bathroom
- Ducted air conditioning throughout
- Secure single garage for convenient parking
- Proximity to Appleby Road Reserve with playground and walking trails
- Short drive to Marion Outdoor Pool and Oaklands Wetlands Reserve
- Local IGA supermarket just a 3-minute drive away
- Park Holme Shopping Centre and Westfield Marion within easy reach
- Close to quality schooling options including Immanuel College, Sacred Heart College, and Westminster School

Specifications: Torrens titled Council rates - \$1,323.30 per annum ESL - \$252.40 per annum Land size - 73sqm (approx.) Water rates - \$74.20 per quarter Sewer rates - \$79.50 per quarter Rental details - \$520 per week until 11/11/2024

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.