

**1/3 Wattle Street, Morphett Vale, SA 5162**



**Apartment For Sale**

Wednesday, 10 July 2024

**1/3 Wattle Street, Morphett Vale, SA 5162**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Adam Rice  
0882928300



Nathan Viola  
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## Auction (USP)

Welcome to 1/3 Wattle Street, Morphett Vale - a beautifully updated 2-bedroom unit offering modern comfort and convenience. This charming home boasts a spacious and inviting living/dining area that seamlessly flows into the kitchen. The kitchen is well-equipped with contemporary appliances, ample storage, and a stylish design that will inspire your inner chef. Both bedrooms are generously sized and feature built-in robes, providing plenty of storage space. One of the standout features of this unit is the large decked alfresco area, perfect for entertaining guests or enjoying a quiet evening outdoors. The deck extends into a well-maintained backyard, complete with a shed for additional storage. This outdoor space is ideal for summer barbecues, family gatherings, or simply relaxing with a book. The location of this property is exceptional, offering a blend of tranquility and convenience. Situated close to the beach, you'll have easy access to sun, sand, and sea. The nearby Colonades Shopping Centre caters to all your retail needs, while a short drive will take you to the train line, providing direct access to the CBD. For those who enjoy sports and recreation, the Morphett Vale Memorial Sports Complex is within walking distance, offering tennis courts, a football oval, and netball courts. Education is also a highlight, as the property is zoned to Wirreanda Secondary School, which is within walking distance. This makes it an ideal location for families seeking quality education options. Don't miss the opportunity to make this delightful unit your new home. With its modern updates, spacious living areas, and prime location, 1/3 Wattle Street, Morphett Vale, is the perfect place to enjoy a comfortable and convenient lifestyle.

**What we Love:**

- Spacious, open plan living and dining areas
- Modern kitchen with contemporary appliances
- Two generously sized bedrooms with built-in robes
- Large decked alfresco area perfect for entertaining
- Well-maintained backyard with additional storage shed
- Close to the beach for easy access to sun, sand, and sea
- Nearby Colonades Shopping Centre for all retail needs
- Short drive to the train line with direct access to the CBD
- Walking distance to Morphett Vale Memorial Sports Complex
- Access to tennis courts, football oval, and netball courts
- Zoned to Wirreanda Secondary School within walking distance

**Auction:** Sunday, 28th July 2024 at 12.30pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.