

1 Gilmore Crescent, Morphettville, SA, 5043

NOAKES
NICKOLAS

House For Sale

Saturday, 10 August 2024

1 Gilmore Crescent, Morphettville, SA, 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Gain a Contemporary Asset with Wide Appeal in Morphettville.

Best Offers By Monday 19th of August at 1pm (Unless Sold Prior).

Built solidly in 1955 in double brick and recently beautifully updated with a 2017 extension by Shiavello Construction, this Torrens titled home offers a fabulous family friendly location and wonderful home for the growing family a dash to the coast in Morphettville.

Settle in time for spring and enjoy a luxurious home base that offers three well-sized bedrooms, two bathrooms and open plan living.

Behind private charcoal fencing and pine-lined drive, a stylish rendered facade and feature timber front door, enter the home into a bright and beautiful hall onto striking polished parquetry floors that carry throughout most the living areas.

To your left, two sunny double bedrooms offer built-in robes, fresh carpet and picture windows, and share use of a stylish monochrome bathroom with a sleek wall-hung vanity, freestanding bathtub and a handy separate toilet.

Emerge in the open plan living and take in a central dining space illuminated under a skylight, a lounge that takes shape between well-placed windows and a feature fireplace, and a striking galley kitchen with north-facing French doors to the verandah.

Stone benchtops, plentiful storage within minimalist cabinetry, a quality gas cooktop and oven and a stylish sink make for a stylish and practical space.

Outdoors, a fabulous timber outdoor kitchen includes a BBQ and bar fridges. Set under a lofty pergola with views over the glass-wrapped swimming pool, it's the perfect setting for entertaining your favourite people and quietly satisfying weekends at home alike.

Between the swimming pool and the spacious lawns beyond, there's plenty of room for summer play.

Finally, set on the rear of the home, another updated bedroom completes the picture for a flexible floorplan and offers built-in robes, carpet, and views over the rear garden through more picture windows.

Adjacent, the combined main bathroom/laundry includes a large vanity, walk-in frameless shower and plenty of room to move.

Impressively presenting with appeal for the family unit, entertainer, professional or empty nester alike, this well-positioned home on quiet Gilmore Crescent offers a wonderful position for effortless CBD and coastal access in Morphettville.

From Gilmore Crescent you're walking distance to the Morphett Arms, a great local pub, and a short drive to the cafes and dining of Jetty roads Brighton and Glenelg.

Jump on the bike track for a speedy route to Glenelg, tap into reacecourse events, and stretch your legs at the Kellett Reserve Oval, McKellar Terrace Reserve, playground and tennis courts around the corner, as well as Marion Outdoor Pool.

Great shopping convenience is yours between Brighton Foodland and Coles Oakland Park, while Westfield Marion is nearby for boutique shopping, cinemas and more. For a home of contemporary charm, this Morphettville winner awaits.

More to love:

- Salt chlorinated fibreglass fully automated Astral swimming pool with solar heating
- Reverse cycle ducted A/C throughout plus ceiling fans and gas heater to living room
- Secure carport with auto roller door and extra storage space plus further off-street parking
- Secure alarm system
- Tons of storage throughout including built-in under bed storage
- 3kW solar system
- Instant gas hot water system
- Irrigated front garden and garden shed
- Zoned to Hamilton Secondary College, close to Immanuel College, Westminster School, Sacred Heart College, Warradale and Ascot Park primary schools and within the catchment area for Oaklands Estate Kindergarten
- Moments to public transport along Morphett Road
- Just 2.7km to the shores of Glenelg South, 2.7km to Westfield Marion and 7.5km to the Adelaide CBD

Land Size: 403sqm

Frontage: 18.6m

Year Built: 1955

Title: Torrens

Council: City of Marion

Council Rates: \$1932PA

SA Water: \$230PQ

ES Levy: \$170PA

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.