

**10/32 Richards Drive, Morphett Vale, SA, 5162**

**House For Sale**

Tuesday, 3 September 2024

10/32 Richards Drive, Morphett Vale, SA, 5162

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Shane Moore  
0418669448

## **Ideal first home or investment**

\*\*\*Please note the following inspection and offers closing times for this property\*\*\*

- First Inspection 11:15am - 11:45am Saturday 7th September
- Second Inspection 4:00 - 4:30pm Monday 9th September
- Offers close at 11:00am Tuesday 10th September

Shane Moore and Harcourts are proud to present 10/32 Richards Drive, Morphett Vale to the market.

In a highly desirable location within walking distance to local shops, public transport and schools this lovely property with wide street frontage and appeal offers outstanding value for money and will appeal to many.

Features neutral decor throughout, spacious lounge/dine, two generous bedrooms, ceiling fans, functional bathroom, tasteful kitchen, separate laundry, separate toilet and reverse cycle air conditioning.

There is a drive through carport under the main roof with roller door, a generous size rear yard, low maintenance gardens and off street parking for another two vehicles.

Whilst the property would benefit from a little TLC such as fresh paint and new floor coverings, it still offers far more than meets the eye and must be inspected to be appreciated.

Rental Estimate - \$390 to \$410 per week  
Council Rates - \$1398 per annum  
Emergency Services Levy - \$173 per annum  
SA Water - \$166 per quarter  
Strata Fees - \$402 per quarter

Contact Shane Moore for further details.