

**11 Amanda Way, Morphett Vale, SA, 5162**



**House For Sale**

Thursday, 19 September 2024

**11 Amanda Way, Morphett Vale, SA, 5162**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jackie Scott

## Light, Bright & Quiet Location

Delightfully located in a low traffic, family friendly area, surrounded by similar quality homes, this exciting property will appeal to a buyer looking for value and future reward.

As you step inside, you'll find a spacious and well-maintained property that has been designed with the modern family in mind. The home is comprised of three generously sized bedrooms, the main offers a large wall-to-wall built-in robe and a big picture window that allows plenty of natural light to fill this room. Beautifully renovated, the modern family bathroom features floor-to-ceiling tiling, a walk-in shower, a wall hung vanity and a mirrored cabinet for storage, plus the convenience of a separate toilet. The huge kitchen will be a delight for any home cook, beautifully updated with quality fixtures and fittings. Featuring stainless steel appliances including a gas cooktop, electric under bench oven, dishwasher and rangehood, plus there's an abundance of cupboards and stunning wooden benchtops, making meal preparation an utter delight. Adjacent to the kitchen, the family-sized dining room is perfect for formal dinners or casual meals with loved ones, and a glass sliding door provides access to the alfresco area. The light-filled living area is the perfect place to relax and unwind after a long day, and in the winter months you'll love the warmth provided from the combustion heater while enjoying a movie with the family. Other notable features include ducted evaporative cooling, easy-care floating floors throughout and roller shutters on the living room and two front bedrooms.

Set on a large allotment of around 730m<sup>2</sup> block with plenty of room for your kids and pets to explore, plus multiple spaces for outdoor entertaining. Relax with family and friends under the large verandah, overlooking the spacious backyard, it is the perfect place to keep an eye on the kids as they enjoy the cubby house with their friends. On the cooler days, retreat to the alfresco area, consisting of corrugated walls and pull-down cafe blinds, it can be used all year round and provides some privacy with the ability to open it up and appreciate the surroundings. The workshop offers a great space for those DIY projects and the greenhouse offers the potential to grow your own vegetables.

Situated in a fantastic location, close to good schools including Flaxmill Primary & Wirreanda High plus childcare centres, parks & reserves with play equipment, shopping centres and medical facilities. Just a short stroll to the Morphett Vale Football & Sports Club offering tennis courts and lawn bowls, while nearby beaches and the popular McLaren Vale wine region are only a short drive away.

Purchase now, move in and enjoy, or rent out and explore the future subdivision potential of this generous sized allotment, (subject to planning consents). For more information or inspection times, please call Jackie Scott from Magain Real Estate Port Noarlunga on 0409 090 959.

Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

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