

**19/31 Epstein Drive, Morphett Vale, SA 5162**



**House For Sale**

Sunday, 23 June 2024

19/31 Epstein Drive, Morphett Vale, SA 5162

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: House**



Travis Denham Denham  
0422052218



Andrew Fox  
0417764722

**\$399k - \$438k**

Travis Denham and Andrew Fox welcome to the market, 19/31 Epstein Drive, Morphett Vale. Situated in the highly convenient suburb of Morphett Vale, this well-maintained two-bedroom home is ideal for first-time buyers, families, and investors. Featuring a practical floorplan and a bright, open-plan area with numerous windows, it also boasts a charming outdoor space perfect for pets or entertaining. As you enter the home, a spacious open living and dining area welcomes you with charming arches and abundant natural light, creating a warm and inviting atmosphere. This area is perfect for entertaining family and friends, offering plenty of room to relax. A split system air conditioner provides optimal temperature control for year-round comfort. The dining area flows seamlessly into the kitchen, which boasts modern designs and a practical layout. With ample cabinetry and generous bench space, there is plenty of room for food preparation, providing maximum functionality and comfort for the avid home cook. To the right of the living area lies the spacious master bedroom, featuring ample floor space, two picture windows that allow plenty of natural light, a built-in robe, and a ceiling fan for air circulation. Conveniently located near the bedrooms, the main bathroom enhances the functionality of the floorplan. The front of the home boasts beautifully manicured plants and shrubbery, complemented by a carport that offers uncovered parking space for protection from the elements. This residence offers an excellent chance for a growing family to acquire a quality home in a prime location. Positioned conveniently close to several schools, including Wirreanda Secondary School, Coorara Primary School, Woodcroft Primary School, and Woodcroft College. Nearby shopping precincts include Woodcroft Town Centre, Colonnades Shopping Centre, and Southgate Plaza. Moreover, Christies Esplanade is only a stone's throw away, and a mere 35-minute drive via the Southern Expressway and Main South Road leads to the Adelaide CBD. It doesn't get much better than this. 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. (RLA 299713) Magain Real Estate - Brighton Independent franchisee - Denham Property Sales Pty Ltd