

**19 Le Cornu Avenue, Morphettville, SA 5043**



**House For Sale**

Friday, 12 July 2024

19 Le Cornu Avenue, Morphettville, SA 5043

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



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## Auction (USP)

Auction - Saturday 3rd August 10:00am Joe Marriott and the team at Ray White Colonel Light Gardens proudly present this stunning contemporary family home nestled in the heart of Morphettville. With its timeless aesthetic, stunning black accents, and ample storage solutions throughout, this residence is perfect for families, downsizers, or anyone seeking a modern retreat. Beyond the landscaped front yard, discover the grand wooden front door. Inside, the master bedroom beckons with luxurious plantation shutters and a spacious walk-in wardrobe. The modern ensuite is fitted with dual vanities, dual showers, floor-to-ceiling marble tiles, and a built-in shower bench for added splendour. Continuing further into the home, tucked away for seclusion you'll find three additional generously sized bedrooms, each equipped with expansive built-in wardrobes to ensure ample storage space. Conveniently located nearby is the main bathroom, exuding sophistication with its marble tiles, freestanding bathtub, spacious shower, and ample storage options. Welcome to the heart of the home; the open-plan and light-filled living, kitchen, and dining area. The kitchen boasts a spacious island bench with a double sink, complemented by high-quality appliances, a sleek mirrored splashback, modern lighting fixtures and ample storage solutions. Adjacent to the kitchen, slide open the pantry door to be greeted by luxurious sensor lighting and abundant storage space to accommodate the whole family's needs! The expansive laundry space is beautifully designed for optimal practicality, offering convenient access to the dual garage and the rear yard. It accommodates for both a washer and dryer with abundant storage solutions, making it a highly functional space, tucked away at the rear of the home. Slide back the glass doors to seamlessly connect indoor-outdoor living! Host memorable gatherings with family and friends on the expansive outdoor decking area, complete with a ceiling fan for year-round comfort. The lush lawn creates an ideal retreat for families with children or pets, offering easy access to the front of the home from both sides. Enhancing practicality, a garden shed provides additional storage solutions. Located on a quiet street, this family home enjoys proximity to Appleby Road Reserve Playground. Positioned between Adelaide CBD and South Australia's coastline, it offers convenient access to amenities like Marion Outdoor Pool, Marion Leisure & Fitness Centre, Oaklands Wetland & Reserve, and Park Holme Shopping Centre. Public transport options make commuting to excellent schools easy, while nearby Westfield Marion provides dining, shopping, and community attractions for a vibrant family lifestyle. Specifications: Title Type: Torrens Year Built: 2018 Council Rates \$2,328.99 p/a Emergency Services Levy: \$183.05 p/a Water & Sewer Rates: \$209.28 p/q (supply only) More reasons to love this home:- Torrens title contemporary build - Intercom and alarm system - Manicured front and rear lawns - Sensor lights in most rooms, as well as Clipsal backlit light switches - Open plan living, kitchen and dining area with ample natural lighting - Kitchen with abundant storage solutions, pantry, quality appliances; smeg oven, double sink and Frankie dishwasher - Laundry with rear access to the garage, ample storage solutions and space for both a washer and dryer and a sink - Master bedroom with plantation shutters, modern lighting fixtures, a spacious walk-in wardrobe and luxurious ensuite with dual vanity and showers. - Three spacious bedrooms all with built-in wardrobes and ceiling fans - Modern powder room with marble tiling, an LED light mirror and a wooden benchtop - Expansive outdoor entertaining deck area, with ceiling fan - Spacious lawn with garden shed for added storage solutions - Double garage + storage room and laundry access, with an exposed aggregate driveway - 6.6kw solar system - Reverse cycle ducted heating and cooling with linear vents - Nestled on a quiet and secluded street - A short drive from Westfield Marion and shopping precincts - Just off Anzac Highway and Marion Road for easy CBD commutes - Nearby Ascot and Warradale Primary Schools and Brighton and Seaview High Schools 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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.