

**238 Oaklands Road, Morphettville, SA, 5043**



**House For Sale**

Thursday, 24 October 2024

238 Oaklands Road, Morphettville, SA, 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Move In, Rent Out, Build or Develop in Morphettville - Welcome Home!

Please contact Robbie Leigh or Levi Sakkas from Magain Real Estate for all your property advice.

Whether you are looking to move in and enjoy, rent out, build or develop, this is a fantastic opportunity to secure a spacious and functional family home nestled on a generous 871m allotment. With approx 20m frontage, possible build or development options are on the table (Subject To Council Consent),

This Spacious home has a large functional floorplan boasting, three bedrooms, main bedroom with ensuite and walk in robe. Main family bathroom, large tiled open plan living/dining and second living/Lounge area. The kitchen has a gas cook top, plenty of storage, bench space and dishwasher. Keep the temperature perfect in the home all year round with zoned ducted reverse cycle heating/cooling.

The front of the home is gated and secure with a double remote car garage upon entry with through access to a rear yard, double car concrete base Shed/workshop. Enjoy plenty of lawn space in the backyard for the kids and pets to play, paved outdoor undercover entertaining, solar system and more...

### Further Details and Highlights:

- Generous 871m2 Allotment
  - Build or Development Options (STCC)
  - 2001 Build
  - High Ceilings
  - 3 bedrooms (Main with Ensuite/WIR)
  - 2 Bathrooms (Main and Ensuite)
  - Tiled Open Plan Living/Dining
  - Kitchen with Gas Cook Top and plenty of Storage
  - Dishwasher
  - Second Living Area
  - Zoned Ducted Reverse Cycle Heating/Cooling
  - Original Polished Floorboards ( Bedrooms/ Second living)
  - Downlights
  - Laundry
  - Paved Outdoor Undercover Entertaining
  - Remote Double Car Garage with Through Access
  - Rear Yard Double Garage/Workshop
  - Generous Rear Lawn Space
  - Solar System
  - Secure Front Gate
- 
- No Easements
  - Zone / Subzone GN - General Neighbourhood
  - Block Dimensions 20.42m Frontage x 42.67m Depth
  - Council Rates \$2,545 Per Year
  - Water Rates \$234.10 Per Qtr plus usage

Situated in the desirable Hamilton Secondary College school zone and around the corner from the Plympton International College R-12 + less than 2km from Warradale Primary School the lovely home has your families school needs covered.

Enjoy the convenience of being close to Marion Train Station and a short drive to Marion Westfield Shopping Centre +

Conveniently located within a minute's reach of Park Holme Shopping Centre and the serene Oaklands Wetland Reserve.

With a quick 15-minute drive to Adelaide CBD and just 5 minutes to Glenelg Beach. Enjoy easy access to both work and leisure, making it a perfect choice for families seeking comfort and accessibility.

We look forward to seeing you at the open inspection soon!

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.

RLA222182