

**28 Cobham Avenue, Morphettville, SA, 5043**



**House For Sale**

Friday, 30 August 2024

28 Cobham Avenue, Morphettville, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Endless Possibilities to Renovate, Extend, or Develop on a Prime Corner Block

Discover the perfect blend of comfort and opportunity at 28 Cobham Avenue, Morphettville. Located on a substantial 969m<sup>2</sup> corner block, this modern family home offers a multitude of possibilities. Whether you're looking to renovate, extend, or develop, this property presents an exceptional chance to capitalise on its prime location and generous land size. With the potential to subdivide into multiple dwellings (subject to council consent), the options are as vast as your imagination.

The residence itself is a testament to classic charm, featuring a well-maintained interior that invites you to add your personal touch. The spacious lounge with a cosy gas heater flows seamlessly into the dining area and kitchen, where retro appeal meets functionality. Ample storage, a gas cooktop, and an adjoining meals area make this space ideal for family gatherings.

The home boasts three comfortable bedrooms, two equipped with built-in robes, offering plenty of storage space. The main bedroom features a split system air conditioner, and both bedrooms have ceiling fans also. The central bathroom, complete with a separate bath and shower, caters to all your family's needs.

Step outside to the expansive backyard, where the possibilities continue. The large verandah provides the perfect spot for outdoor entertaining, while the extensive lawn area is ideal for children and pets to play. The property also features a sizable garage/rumpus room and a separate shed, offering additional storage or workshop space.

Located within walking distance to Kellett Reserve Oval, this home is perfectly positioned for family living. The local IGA is just around the corner, providing everyday convenience, while Westfield Marion is a short drive away for a larger variety of shopping options. Enjoy weekends at the nearby Glenelg Beach and Jetty Road, where an array of shopping, dining, and entertainment options await. Quality education is within reach, with Westminster School and Sacred Heart College both close by, making this location as practical as it is desirable.

What we love:

- 969m<sup>2</sup> corner block
- Potential to renovate, extend, or develop
- Subdivision potential (STCC)
- Modern family home with classic charm
- Spacious lounge with gas heater
- Two bedrooms with built-in robes
- Large backyard with verandah and garage/rumpus room
- Walking distance to Kellett Reserve Oval
- Close to local IGA and Westfield Marion
- Near Glenelg Beach, Jetty Road, and quality schools

Auction: Saturday, 14th September 2024 at 10.00am

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days

immediately preceding the auction; and at the auction for 30 minutes before it commences.