

**28 Elanora Avenue, Morphett Vale, SA 5162**



**House For Sale**

Wednesday, 10 July 2024

28 Elanora Avenue, Morphett Vale, SA 5162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 305 m2**

**Type: House**



Travis Denham Denham  
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Andrew Fox  
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**\$589k - \$639k**

Travis Denham and Andrew Fox proudly present to the market 28 Elanora Avenue, Morphett Vale. Nestled in a prime location near essential amenities like shops, schools, and parks, this charming three-bedroom residence is poised to captivate a diverse audience of potential buyers. Boasting a flexible and roomy layout, highlighted by an open concept living, dining, and kitchen space, it offers both convenience and comfort. For the benefit of the new owner, the property is complete with a number of inclusions such as a Automatic watering system to the front and rear of the property. A 24-panel Solar System adds to the overall energy efficiency within the home and a rainwater tank with pump is plumbed to the toilet near the main bathroom. A ducted reverse cycle heating and cooling system throughout the home ensures comfort in every season. This charming home welcomes you with a front-facing lounge that can easily be used as a study or children's playroom, tailored to suit your needs. A short hallway leads to an impressive open-plan layout encompassing the living, kitchen, and dining area. Bathed in natural light from a large picture window and expansive sliding glass doors, this space is an oasis of tranquillity, ideal for unwinding after a hectic day. The seamless transition to the outdoor entertainment area, accessible through the sliding glass doors, expands the living space, creating a generous venue for hosting gatherings. The kitchen boasts a contemporary and practical design, highlighted by abundant cabinetry, white countertops, and a subway-tile backsplash - providing a blank canvas for your personal touch. Equipped with premium stainless-steel appliances such as a gas cooktop with rangehood, oven, and dishwasher, it caters to culinary needs with ease. For those passionate about cooking, a spacious walk-in pantry and ample countertop space offer both storage and convenience for meal preparation or casual dining. Finishing off the home are three generously proportioned bedrooms, offering ample room for personalization according to your tastes. Both the second and third bedrooms feature built-in robes, catering to your storage requirements, while the master bedroom boasts a walk-in robe and luxurious ensuite, adding an element of opulence to your private sanctuary. The floorplan of this home is thoughtfully designed for functionality, with all bedrooms conveniently located near the main bathroom and laundry area. The bathroom features both a bathtub and a walk-in shower, along with a separate toilet and vanity, making it ideal for accommodating the needs of a large family. To accommodate your vehicle, there's a single garage with internal access and secure roller door, supplemented by extra driveway space if required. This versatile area could also serve as storage for tools or other household items, providing added convenience and functionality. If the interior hasn't already captured your admiration, you're bound to be charmed by the exterior. The front of the home is a sight to behold, boasting a meticulously landscaped front garden adorned with an enchanting variety of plants and shrubs, adding to the overall allure of the property. What truly elevates the appeal of this exquisite home is its prime location! Situated within close proximity to a plethora of schools including Pimpala Primary School, Morphett Vale Primary School, Sunrise Christian School Morphett Vale, Prescott College Southern, Southern Vales Christian College, and Woodcroft College, it offers unparalleled educational convenience. Public transport is easily accessible with the Reynella Bus Interchange and Lonsdale Railway Station just a stone's throw away, ensuring seamless connectivity. Moreover, residents can indulge in convenient shopping at nearby facilities such as Southgate Plaza, Woodcroft Town Centre, and Colonnades Shopping Centre. For recreational pursuits, there are ample parks and reserves nearby including Callander Avenue Reserve and Tangari Regional Park, promising a harmonious blend of comfort and leisure. 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