

2A Ninnid Ave, Morphettville, SA, 5043

**NOAKES
NICKOLAS**

House For Sale

Friday, 30 August 2024

2A Ninnid Ave, Morphettville, SA, 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

An Unparalleled Union of Style and Convenience.

Price Guide Release on 4/9

Best Offers By 16/9 at 10am - Unless Sold Prior

Welcome to 2A Ninnid Avenue, Morphettville, an ideally located, neatly presented property that promises easy city-fringe living. Completed in 2019, this three-bedroom home perfectly accommodates first home buyers, families or those seeking to downsize.

Brilliantly designed over split levels, the home showcases a blend of open-plan living and private spaces. Every room features large windows, ensuring ample natural light and enhancing the airy feel provided by the floating timber, tiled and carpeted floors. A classic, modern kitchen is inclusive of a dishwasher, gas cooktop and stainless appliances, with a breakfast bar adding a touch of casual dining.

Relaxation is made easy with the ensuite bathroom, fully tiled and undeniably modern, while the external features of the home are just as impressive. The property is set on established landscaped gardens, complete with an alfresco dining area, making it perfect for entertaining.

Features

Built-in robes and walk-in robe and linen closet offering generous storage

External security cameras for added safety

Convenient double garage

Ducted reverse cycle air conditioning

Rainwater tank plumbed to a section of the garden

Lifestyle

Situated near Morphettville Racecourse, a perfect spot for a day out

Coffee lovers will appreciate the close proximity to Bray St Coffee Roasters

Enjoy leisurely strolls in Aldridge Avenue Reserve

Forbes Primary School and Hamilton Secondary College zoning

Ideally located between the city and the beach

Rates

City of Marion

Torrens Title

Council \$1781.85PA

SA Water \$232.61PQ

ES Levy \$146.75PA

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