

2B Baker Avenue, Morphettville, SA, 5043

HARRIS

House For Sale

Saturday, 10 August 2024

2B Baker Avenue, Morphettville, SA, 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Clinton Nguyen

Designer Townhouse Sees City-to-the-Sea Lifestyle Finesse

Superbly located arm's reach to beautiful beachside bliss and a bee-line to the CBD sits this neat row of ultra-stylish townhouse homes capturing impressive lifestyle finesse and modern designer brilliance. With impeccable simplicity and a seamless footprint delivering 2 floors of elegant, light-filled living if you're ambitious first-time buyers or young couples eyeing room to grow, don't think twice about making 2B Baker your exciting new address.

Flowing over honey-toned floating floors, this thoughtfully designed haven reveals welcome pockets of functionality merged with open-plan entertaining ease. Headlined by the gourmet foodie's zone flush with waterfall stone bench tops and island breakfast bar ready for causal grazing and good conversation, as well as a free-flowing dining and living that steps seamlessly outside to a sandstone paved alfresco and west-facing backyard catching glorious afternoon sun-turn-magical sunsets this bright and airy ground level is a social hub waiting for fun-filled get-togethers to fill it.

Together with a clever study nook at entry and private lounge adding to the already versatile 3-bedroom second floor extending over plush carpets, enjoy 2 spacious rooms bookending the gleaming main bathroom with floor-to-ceiling statement tiles, while the decadent master with fresh-air balcony, walk-in wardrobe and private ensuite ensures complete daily comfort for the heads of the household.

Move-in ready and still sparkling with that new-build feel, seizing such sophisticated modern feature and form so close to Adelaide's pristine coastline, as well as around the corner from bustling shopping hubs with Castle Plaza or Westfield Marion satisfying everything from essential needs, café culture, to brand name outlets and all your weekend entertainment there's every reason Morphettville is quickly becoming a sought-after pocket spilling with lifestyle ease!

Features you'll love:

- Light-filled and free-flowing ground level where the stylish open-plan kitchen, dining and living combine for one enviable entertaining space
- Gleaming modern kitchen featuring great bench top space and breakfast bar, sleek pendant lighting, beautiful contrast cabinetry, herringbone tile splashback, and stainless appliances including dishwasher
- Easy alfresco appeal with all-weather pitched pergola overlooking a low-maintenance backyard of lush, sunny lawns and high, private fencing
- Lovely master bedroom featuring plush carpets, fresh-air balcony and views for an inspiring way to start your day, WIR and luxe ensuite
- 2 additional ample-sized bedrooms, both with BIRs
- Sparkling main bathroom featuring floor-to-ceiling tiling, separate shower and relaxing bath
- Ground level formal lounge or 4th bedroom option, as well as handy study nook at entry
- Practical laundry with storage and guest WC, as well as powerful ducted AC for year-round comfort
- Designer frontage, easy-care greenery and secure garage

Location highlights:

- A short stroll to leafy reserves, parks and playgrounds to stretch your legs or walk the pet pooch
- A stone's throw to the bustling Castle Plaza or vibrant Jetty Road Glenelg for all your everyday shopping options and café catch-ups
- Just 4km to the soft sands of Glenelg, Somerton and Brighton Beach for an unrivalled summer lifestyle
- A 7-minute zip to Westfield Marion for more great shopping, department store and brand name outlets, and under 15-minutes to Adelaide CBD

Specifications:

CT / 6213/603

Council / Marion

Zoning / GN

Built / 2019

Land / 288m2 (approx)

Frontage / 6.6m

Council Rates / \$1985.50pa

ES Levy / \$192.90pa

SA Water / \$199.89pq

Estimated rental assessment: \$720 - \$750 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Ascot Park P.S, Forbes P.S, Warradale P.S, Plympton International College, Hamilton Secondary College, Springbank Secondary College

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