

3/106 Acre Avenue, Morphett Vale, SA 5162

NOAKES
NICKOLAS

House For Sale

Tuesday, 2 July 2024

3/106 Acre Avenue, Morphett Vale, SA 5162

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 226 m2

Type: House



Zac Watts

0448217726



Nadia Covino

0427003933

Best Offers By 22/7 (USP)

Best Offers by Monday 22nd of July at 5:00pm (USP). Tucked well back from Acre Avenue to offer privacy and peace, this contemporary three-bedroom home delivers much more than your average new build – upscaled to include premium finishes and high ceilings, yet still granting the desirable 'lock up and leave' lifestyle. Built c2015 by reputable Fairmont Homes but presenting as practically brand new, the home sits on the cusp of Southgate Plaza and a short drive to the sands of O'Sullivan Beach - meaning weekend recreation and every possible amenity are accessible in just a few moments. Sure to satisfy those seeking stress-free living with a modern edge, the footprint begins with three generous bedrooms upon premium loop carpets, headlined by a master with walk-in robe and ensuite. Both additional bedrooms boast built-in robes of their own, flanking a bright main bathroom with family-friendly bathtub and separate toilet. Continuing down the hall between warm floating floors and energy-saving LED downlights, the open plan hub keeps in line with the radiant theme of the rest of the home, overlooked by a polished kitchen appointed with quality stainless-steel gas cooktop, dishwasher and walk-in pantry. Encouraging you to enjoy your meal alfresco-style, sliding doors extend the entertaining capabilities outside to an easy-care courtyard - privately encompassed by artificial lawn, waterwise garden beds and ultra-tall good neighbour fencing. A suburb that sets the standard for southern suburban living, you'll adore the parallel between local grapevines and glimmering coastlines, whilst remaining within easy reach of essential shopping conveniences, quality schooling and a short 25-minute CBD commute via the Expressway. Even more to love:

- Prime rear positioning
- Ultra-secure behind automatic electric gates
- Lock-up garage with internal access
- Fujitsu ducted & zoned R/C air conditioning
- Bus stop on your doorstep
- Zoned for Wirreanda Secondary School
- Proximity to Southgate Plaza, Reynella South & Morphett Vale Primary

Land Size: 226sqm
Year Built: 2015
Title: Torrens
Council: City of Onkaparinga
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.