

**3 Hendrie St, Morphettville, SA, 5043**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 24 October 2024

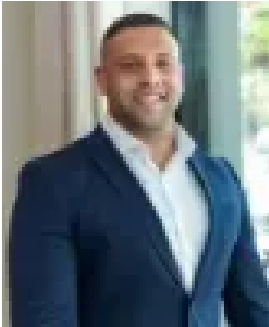
3 Hendrie St, Morphettville, SA, 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jorden Tresidder  
0881663989

## **A reinvigorated classic city to coast living.**

Best Offers by 11/11 at 1pm - (Unless Sold Prior).

Set behind a quintessential white picket fence, this solid reinvigorated residence offers a curatable canvas for you to move straight in, rent out, or grow your investment with a future extension.

Each bedroom offers built-in robes and ceiling fans, all within easy reach of two updated bathrooms, whilst the dine-in kitchen has also received a modern makeover to feature updated stainless-steel appliances.

From the undercover entertaining of the low-maintenance backyard to every café, restaurant and shopping convenience of nearby Jetty Road this is the ultimate lifestyle find with room to grow in Morphettville.

### Features

- Ample off-street parking to driveway
- Built-in robes to each bedroom
- Stainless-steel kitchen appliances including dishwasher
- Two modern main bathrooms
- Split system air conditioning, plus gas heater to lounge

### Lifestyle

- Footsteps to bus & tram stops on Morphett Road
- Walking distance to Bray Street Coffee Roasters & Marion Outdoor Pool
- Zoned for Hamilton Secondary College
- Proximity to Forbes Primary, Westminster, Immanuel & Sacred Heart College
- 5-minutes from Jetty Road, Coles Park Holme, Westfield Marion & SA Aquatic Centre
- Less than 15-minutes from the CBD

### Rates

- Council \$1476PA
- SA Water \$169PQ
- ES Levy \$134PA
- City of Marion
- Community Title
- 1964

Disclaimer at [noakesnickolas.com.au](http://noakesnickolas.com.au) | RLA 315571