

**30 Bone Street, Morphett Vale, SA 5162**

**House For Sale**

Wednesday, 10 July 2024



**30 Bone Street, Morphett Vale, SA 5162**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 558 m2**

**Type: House**



John Lewis  
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Nick van Vliet  
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**\$549k - \$599k**

Offers Close Tue, 23rd Jul - 3pm (usp) This spacious family home set on a generous 558 sqm allotment offers an ideal blend of comfort and practicality. Boasting an updated kitchen and a well-thought-out floorplan, this double brick residence built in 1971 includes a second living area that provides versatile space as a potential 4th bedroom, kids' playroom, or parents' retreat. Split system a/c plus ducted gas heating throughout for winter warmth and a double driveway offering ample room for caravan or boat storage, this home promises convenience and flexibility for modern family living. What We Love About The Property; Home; Welcoming front entrance with storage cupboard in hallway 2.7m high ceilings Large living room with front garden views, equipped with a ceiling fan and split system air conditioner The galley-style kitchen is equipped with a double sink, filtered water, gas cooktop, rangehood, oven, built-in microwave, plenty of cupboard space The dining area is conveniently located adjacent to the kitchen making meal time a breeze, also with handy outdoor access via the sliding doors Adjacent to the kitchen is the second living area, which provides a versatile space being a 4th bedroom, kids play room or parents retreat. It is equipped with outdoor access via the sliding doors and inbuilt shelving Adjoining the second living is a study Main bedroom has a large built-in robe and ceiling fan for added comfort Bedroom 2 is equipped with a built-in robe and a ceiling fan Bedroom 3 has rear garden views Bathroom is equipped with a corner shower, bathtub, vanity and separate toilet for convenience

Laundry with trough and built in cupboards Linen press in hallway Outdoors; The front yard is well established Single car driveway leads to a single car carport An additional driveway offers extra off-street parking or space for a boat or caravan Paved entertaining area provides an ideal outdoor space for entertaining family and friends protected year round via the verandah and pergola Large garden area for kids and pets to play, or space for veggie garden and fruit trees 5m x 3.9m garden shed with dual access via the backyard and the front yard through a side gate Side access is available on both sides of the property Services; Mains power connected 3kw solar system Mains gas connected Instant gas hot water system Ducted Gas Heating Mains water and sewer connected Rainwater tank NBN connected Location; 500m to Morphett Vale Woolworths and restaurants 2 Minute to Morphett Vale East Primary School 3 minutes to Pimpala Primary School 6 minutes to Wirreanda Secondary School and Prescott College Southern 7 minutes to Christie Downs Railway Station for city commuters or going to the football 9 minutes to the local sandy beaches 10 minutes to Colonnades Shopping Centre 34 minutes to Adelaide CBD Embrace the opportunity to own this spacious family home on 558sqm block offering comfort and practicality. Conveniently located just 500m from Morphett Vale Woolworths, minutes to schools and transport, and within easy reach of local beaches and Colonnades Shopping Centre. Come check it out; you're gonna love it! All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403