

**378 Morphett Road, Warradale, SA 5046**

**HARRIS**

**House For Sale**

Monday, 8 July 2024

378 Morphett Road, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

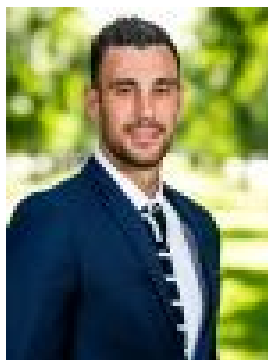
**Parkings: 1**

**Area: 222 m2**

**Type: House**



Guy Barrett  
0405663406



Sam Johns  
0437885776

**\$750k-\$775k**

Set back to block out the passing world, this 2018-built designer home strikes a figure as eye-catching as the view it serves from its terrace balcony, bypassing Morphett Road to set its sights on a distant Mount Lofty. The gabled silhouette of its ultra-modern facade is a stylish sign of things to come, making way for a 3-bedroom abode that revels in its position as the last stop in a group of just five striking homes. Whether it's the high ceilings, engineered timber floors, ducted R/C, fully-tiled wet areas or the custom joinery/storage; the 'devil is in the details' for this dynamic home that makes the ensuited master the only bedroom on the lower floor. With its prime position on the northern side of the group comes bundles of natural light and a palpable sense of extra space, best felt where open-plan living flows to the alfresco pavilion like a summer breeze. Featuring stone benchtops, Bosch dishwasher, gas cooktop, filtered water, a wall of pantry storage and a 3-person breakfast bar, the kitchen doubles up as a place to dine and cook without compromise. Whether you work from home or your kids are navigating their school years, the study zone is a godsend amongst the two spacious bedrooms and main bathroom of the free-flowing upper level. Throw the address into Google Maps and you'll quickly realise nothing is far from home, just five minutes from the beach, two from Westfield Marion, 20 from the city and a stroll from public transport and Warradale Primary School. Time to make a statement. -?Designer built in just 2018 and ready to move in and enjoy -?Modern, head-turning facade -?Set back from Morphett Road and behind high fencing -?Strong rental history -?Lock-up garage with remote Panel door and internal entry -?Ducted R/C for year round comfort -?Large separate laundry with external access-?Three toilets - one for guests on the lower floor -?Storage includes built-in robes to all bedrooms -?Neatly-presented easy-care gardens -?Walking distance from bus and train stops-?Moments from Westminster College -?And much more. Specifications:CT / 6219/467Council / MarionZoning / GNBuilt / 2018Land / 222m2 (approx)Estimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Warradale P.S, Ascot Park P.S, Darlington P.S, Hamilton Secondary College, Springbank Secondary CollegeDisclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409