

**3A Radstock Street, Morphettville, SA, 5043**



**House For Sale**

Wednesday, 14 August 2024

3A Radstock Street, Morphettville, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bronwyn Drabsch  
0416263404

## Home sweet home

Situated behind secure automatic gates this three bedroom community title home is ideal for those looking to downsize, perhaps looking for a first home or a secure Adelaide base to accommodate university aged children.

The home features a large open-plan living area with a lovely northern aspect providing an abundance of natural light. The adjoining kitchen features gas cooking, ample cupboards and bench space. The living area overlooks, and opens to the all-weather outdoor entertaining area and the established rear gardens, perfect for enjoying a weekend barbecue with family and friends or a quiet coffee on a Sunday morning. The garden features an assortment of fruit trees plus two raised garden beds, ready for you to plant your summer vegetables.

The main bedroom features a ceiling fan and walk-in robe which leads to the two-way bathroom. There are also two additional bedrooms, one with rear access making this an ideal art/craft room and also a perfect home office if you work from home.

Additional features include:

- reverse cycle air conditioning to the living area
- Gas hot water service
- Rain water tank to service the garden
- Floating floors to living area and 'as new' carpet to bedrooms
- Secure garage plus room to park a second car

Situated approximately 200m to the closest bus stop providing easy access to the Marion interchange and into the city and approximately 1.3km to the train station taking you south to Seaford or north into the city. The Marion Leisure & Fitness Centre is at the end of the street, Coles Park Holme shopping centre approximately 1.2km away and you are only a short drive to Flinders Universities and Medical Centres, Westfield Marion Shopping Centre, Marion Aquatic Centre and less than 3.5km to the beach.

You are also only 500m to the Oaklands Wetland and Oaklands Estate Reserve, and close to the Marino Rocks Rail Trail (perfect for the weekend cycle into the city or to the beach at Marino and great for your morning walk or run). This really does offer something for everyone!

TAKE A LOOK!

### RATES AND FEES:

Council rates: \$TBC per annum

SA Water - water rates: \$TBC per quarter

SA Water - sewer rates: \$TBC per quarter

Emergency Services Levy: \$TBC per annum

### OTHER INFORMATION:

Council: City of Marion

Year Built: 2001

Land size: 264m<sup>2</sup> plus shared driveway