

**40 Powell Place, Morphett Vale, SA, 5162**

**Raine&Horne.**

**House For Sale**

Friday, 30 August 2024

40 Powell Place, Morphett Vale, SA, 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rebecca Giameos  
0419803005

## First Home Buyers, Investors & Developers

With approximately 22.7 meters of frontage & close to 740m<sup>2</sup> of land you've got a number of options available to you STCC. Nestled in a quiet street in the very popular suburb of Morphett Vale you're close to all the must-have facilities either you or your future tenants will be wanting & looking for.

- Within walking distance to local schools, shops, public transport, various sporting pursuits, parks, and medical facilities
- Featuring 3 good-sized bedrooms
- Open plan kitchen & dining room
- Lounge overlooking the front yard with built-in window seat
- Ducted reverse cycle heating and cooling
- Rear verandah for year-round undercover entertaining overlooking the huge yard
- 6.6kw Solar panels with up to 13kw of back up battery
- Security screen doors, camera's & door deadlocks with window locks
- Fully Fenced yard
- Carport with drive-through access to the shed & undercover access to the house
- Plenty of off-street parking for cars, a boat or caravan

Just a short drive to any of our beautiful southern beaches to enjoy all year around or down to McLaren Vale for a weekend of wine tasting and enjoying the various eateries. Jump on the Southern Expressway for your daily city work commute or drive to the train station just 5 minutes away & head to work. Don't miss this weekend's opens with offers closing on Tuesday the 27th at midday.