



Suited to investors, first home buyers and downsizers alike

Raine&Horne

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## 3 Lawrence Street, Morphett Vale

Sold for \$576,000 (Apr 19, 2024)

A unique contemporary home has a built-in tenant to the end of June who has been there for 5 years and would be happy to stay on should an investor purchase the property.

This free-standing, Torrens Titled home (not strata or community title) is only 8 years old, has room for pets, and is designed to provide low maintenance living. There is a large living area at the rear of the home that incorporates a kitchen with under bench oven, gas cooktop, range hood, dishwasher, ample storage cupboards including a pantry, dining area, and living room. Glass sliding doors allow access to the neat rear yard.

A single carport under the main roof has an automatic roller door and access directly into the home via a private courtyard. There is extra parking in the driveway. There are three bedrooms, 2 have built-in robes and the generous (4.8m X 3m) master bedroom has a spacious ensuite and a walk-in robe.

The home is located at the entrance to Morphett Vale Primary School, less than 200m from bus stops and only a short stroll (450m) from the Southgate Square Shopping Centre with easy and quick access to the Southern Expressway heading North or South.

Other features and bonuses include:

**Property ID:** L26940950

**Property Type:** House

**Building / Floor Area:** 148

**Carports:** 1

**Open Parking:** 1

**Land Area:** 271.0 sqm

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- Reverse Cycle ducted air conditioning throughout
- Instant gas hot water
- Hard wearing timber look floating floors in common areas
- Quality carpets in the bedrooms
- Central private courtyard
- Rainwater tank

Get in early before someone else does. It will happen.

A unique – 8yo – contemporary home that is well suited to investors, first home buyers or downsizers.

All measurements are approximate. Any information intended to be relied upon should be independently verified.



**148m<sup>2</sup>**

**TOTAL**

121m<sup>2</sup>

Living

8m<sup>2</sup>

Courtyard

18m<sup>2</sup>

Carport

1m<sup>2</sup>

Porch

