



UNDER CONTRACT / Easy Care, Secure & Convenient



3



1



1

32/100-102 Pimpala Road, Morphett Vale

Sold for \$600,000 (Jul 26, 2024)

Agent will meet buyers at front gate for access***

Located in the popular 'Castle Hill Estate' & freshly painted throughout, this 3-bedroom courtyard/villa style home is perfect for downsizers/retirees, investors or first home buyers & is part of a well-maintained, secure gated community. Set next to a beautiful, resident's only private park (cared for by the group's gardener) & with a small, fully paved backyard of its own too, this appealing property is extremely low maintenance but also provides a sense of greenery & space nearby.

Some of the other property features include:

- Built in 2002
- 3 bedrooms, 2 with built in robes
- Ceiling fans to all bedrooms & lounge
- Bathroom with separate toilet

Property ID: L27933661

Property Type: Villa

Building / Floor Area: 103

Carports: 1

Land Area: 259.0 sqm

Jennifer Drabic

0412 479 421

jennifer.drabic@mu.rh.com.au

- Generous lounge room
- Meal's area adjacent to kitchen
- Kitchen with gas stove & pantry cupboard
- Brand new split system air conditioner
- Tiled floors throughout
- Carpet to bedrooms only
- Open style laundry with storage space
- Auto roller shutters to front windows
- Large, wrap around, all weather verandah
- Toolshed & large rainwater tank
- Lock up carport, room for 2 vehicles
- Small solar system
- Grab rails & access ramps installed
- Quarterly community levies of \$250
- Small/medium pet permitted
- Estimated rental return \$500-\$520/wk

The group is set well back from Pimpala Road & is accessed via a long driveway & includes very generous visitor parking near the front gate. The property is located within easy walking distance of bus transport & local shops & a choice of more major amenities & services are only a short drive away. The group is made up of many, long term owner occupiers & is well managed & run by a professional Adelaide company as well as several key, contact people on site. Ideal for those buyers looking for an easy care, convenient lifestyle, this property may also be an appealing alternative to retirement or lifestyle villages. On the market now for very definite sale, all offers will be considered & a settlement period of around 2 months is preferred.

Buyers Note: visitor cars are not permitted into the group, so please park in the available parking at the front gate & an agent will meet you at the gate for access.