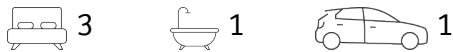




Under Offer



3 Charlotte Drive, Morphett Vale

\$699,000 - \$749,000

Located on a nice, quiet street amongst other well-presented homes, this very appealing 3-bedroom home is conveniently situated near schools, shopping, local parks, bus & rail public transport, and within easy access to the Southern Expressway. It presents an excellent opportunity for first-time homebuyers, young families, and investors alike.

Upon entering the home, you'll find a well-designed layout that offers relaxed and easy-care living, featuring 3 good-sized bedrooms. Off the separate entry, there is a spacious, light-filled lounge that seamlessly flows onto an adjoining casual meals area.

At the hub of the home is the well-equipped kitchen, which features a gas cook-top, under-bench oven, dishwasher, and offers excellent storage highlighted by a large walk-in pantry. Adjacent to the kitchen is the tiled open-plan dining area, which could alternately be used as a handy-sized second living space. This area features a sliding door that opens to a fantastic undercover outdoor entertaining area.

There is a convenient three-way family bathroom with separate toilet and vanity area, and a separate laundry with access to the backyard. For year-round comfort, this lovely home features ducted evaporative air conditioning, and a gas heater in the lounge as well as a combustion heater for those cosy winter nights.

Property ID:	L35721011
Property Type:	House
Carports:	1
Land Area:	565.0 sqm

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Outside offers some impressive features too! The spacious paved undercover outdoor entertaining area provides a relaxing space for hosting family and friends. It overlooks an easy-care private backyard with generous amount of lawn space ideal for children and pets. Additional extras include several garden sheds for storage, secure parking features carport with remote entry roller door, and solar panels to help manage the power bills.

In all, a very appealing home situated amongst other well-presented homes, in a convenient location close to facilities. Be quick! Phone Alan of Raine & Horne Morphett Vale for further details. RLA 144653.

\*Neither the Agent nor the Vendor accepts any liability for any errors or omissions in this advertisement, including but not limited to the property's land size, dimensions, floor plan, build size, and condition. Any details intended to be relied upon should be independently verified by interested parties.