

Easy Care, Secure & Convenient



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**28/100-102 Pimpala Road, Morphett Vale**

**\$595,000 - \$615,000**

Much loved & enjoyed by the long-term owner, this 3-bedroom courtyard/villa style home is perfect for downsizers/retirees, investors or first home buyers & is part of 'Castle Hill Estate' a well-maintained, secure gated community. Set opposite a lush, resident's only park (cared for by the group's gardener) & with a small, private backyard of its own too, this more affordable property is appealing, low maintenance & also provides a welcome sense of open space nearby.

Some of the other property features include:

- Built in 2002
- 3 bedrooms
- Wardrobes to 2 bedrooms
- Bathroom with large shower & separate toilet
- Separate lounge
- Kitchen with gas stove & pantry cupboard

**Property ID:** L464486

**Property Type:** House

**Carports:** 1

**Land Area:** 259.0 sqm

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- Meals area adjacent to kitchen
- Reverse cycle heating & cooling
- Extensive floor tiling
- Instant gas hot water with temp control
- Separate, internal laundry with cupboard
- Big, pitched roof, paved, all weather pergola
- Handy storage/garden shed
- Pretty gardens front & back
- Lock up carport with auto roller door
- Extra parking spot on driveway
- Quarterly community levies of \$255 approx
- One small/medium pet permitted, approval needed for more
- Some furniture & potted plants negotiable

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 & shorter settlement period 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.