

FULLY Renovated Modern Classic solid brick home between beach and CBD



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## 16/13-17 Austral Terrace, Morphettville

Best Offer by 22nd September 6pm

Welcome to your new home 16/ 13-17 Austral Terrace Morphettville – a place where comfort, style, and convenience come together.

Step inside and you'll instantly feel the warmth of the neutral floating floorboards downstairs and the glow of modern LED lighting. Head upstairs and you'll find cosy carpet underfoot, perfect for those relaxing mornings and evenings.

The modern kitchen is designed for both everyday living and special occasions, with a Miele cooktop, dishwasher, and plenty of storage to keep things organised. Cooking and entertaining will feel effortless here.

You'll love the brand-new bathroom, fully tiled from floor to ceiling, with a fresh and timeless design. Plus, the separate laundry with an extra guest toilet makes daily life that much easier.

There's no shortage of storage – from the under-stair space and linen cupboards to the built-in wardrobes. The master bedroom is a real highlight, offering a private balcony with leafy tree-top views over the Sturt River – the perfect spot for your morning coffee.

Year-round comfort is guaranteed with split reverse-cycle air conditioning and ceiling fans throughout.

Property ID:	L35946224
Property Type:	Townhouse
Building / Floor Area:	131
Carports:	1

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### Vincent Law

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Outside, you'll enjoy a low-maintenance courtyard and a fully fenced front yard, giving you both security and space for kids or pets to play. With secure parking plus visitor spots, convenience is built in. And with solid brick construction, you can feel confident knowing this home is made to last.

We love:

BRAND NEW renovated

Solid Brick structure

LED lighting

Floor board

Carpet for upstairs

Neutral timeless colour tone

Natural light

Ceiling fan

Fully fenced

Location

Low Maintenance

Secured Parking

Location

- Minutes to Glenelg, Marion Shopping Centre, and public transport
- Footsteps to Morphettville Racecourse
- Cafes and hotels right on your door stop
- Zoned for Ascot Park Primary and Hamilton Secondary

This isn't just a property – it's a move-in ready home where you can start creating memories straight away.

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