

2a Paterson Crescent, Morphettville, SA, 5043

NOAKES
NICKOLAS

House For Sale

Thursday, 28 November 2024

2a Paterson Crescent, Morphettville, SA, 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House

Spread Out over a Contemporary City-to-Coast Entertainer.

Best Offers By 16/12 at 10am - Unless Sold Prior

Quietly set within a community-minded circuit and one block back from the outdoor recreation of McKellar Reserve, this dual-level home is packed with hi-spec features and expansive living space to accommodate a growing family.

Designed to create a fluid flow between living and dining, the open plan ground floor places the gourmet kitchen at the centre, functionally offering stainless-steel gas cooktop, dishwasher and an unencumbered island bench that doubles as a stylish backdrop to day-to-day duties.

Superbly suiting generational households, the second living and three bedrooms of the upper level are headlined by a spacious master - boasting a generous walk-in robe, couple's ensuite and the perfect private balcony to enjoy a glass of wine at sunset.

From alfresco entertaining to living it up along the nearby mecca of Jetty Road this ultimate position embraces both the convenience and joy of its city and coast proximity to encourage you to fill your free time with outdoor leisure life lands better in Morphettville.

Features

- ☑ Secure double garage with internal access
- ☑ Dual living zones
- ☑ Built-in robes to bedrooms 2 & 3
- ☑ Downstairs powder room
- ☑ Ducted R/C air conditioning
- ☑ Security alarm
- ☑ Understairs storage
- ☑ Irrigated front & rear gardens

Lifestyle

- ☑ Footsteps to Bray Street Coffee Roasters, bus & tram stops
- ☑ Moments to endless recreation in multiple reserves, Marion Outdoor Pool & SA Aquatic Centre
- ☑ Shopping amenities on close hand at Coles Park Holme & Westfield Marion
- ☑ Proximity to Forbes Primary School, Our Lady of Grace, Westminster, Immanuel & Sacred Heart College
- ☑ Just 5-minutes to Jetty Road & 15-minutes from CBD

Rates

Council \$2189.15PA
SA Water \$300.86PQ
ES Levy \$174.50PA
City of Marion
Torrens Title
Year Built 2011

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