

**13/33 Austral Terrace, Morphettville, SA, 5043**



**Unit For Sale**

Tuesday, 26 November 2024

13/33 Austral Terrace, Morphettville, SA, 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Scott Rowe  
0433739890



Samuel Paton  
0882928300

## Charming and Light-Filled Two-Bedroom Unit in a Prime Morphettville Location

Discover the perfect blend of comfort and convenience with this beautifully presented two-bedroom unit in the heart of Morphettville. The main bedroom boasts a built-in robe and a large window, filling the space with natural light, while the second bedroom offers versatility for guests, a study, or additional living needs. A well-appointed bathroom with a separate toilet adds to the practicality of the layout, complemented by a large built-in cupboard providing ample storage.

The open-plan dining and lounge area is bright and welcoming, thanks to a large window that enhances the sense of space. The kitchen features generous bench space and offers direct access to the paved outdoor yard, ideal for easy entertaining or quiet relaxation. This low-maintenance gem is perfectly suited for first-home buyers, downsizers, or savvy investors looking to secure a property in this sought-after location.

What we love:

- Two spacious bedrooms, main with built-in robe
- Second bedroom versatile for guests, a study, or additional living
- Well-appointed bathroom with separate toilet
- Large built-in cupboard for additional storage
- Bright and airy open-plan dining and lounge area
- Large window creating a light-filled living space
- Kitchen with generous bench space
- Direct access to paved outdoor yard
- Low-maintenance living ideal for first-home buyers, downsizers, or investors
- Prime location in Morphettville

Specifications

Title: Strata

Year built: 1974

Strata fees: \$334.52 per quarter

Sinking fund: \$226.68 per quarter

Council rates: \$1,228.14 per annum

ESL: \$181.85 per annum

Water rates: \$78.60 per quarter

Sewer rates: \$86.95 per quarter

Rental Appraisal: \$450-500 per week

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.