



**SOLD**

## COLONIAL BEAUTY

Contact your local agent Tricia on 0457314206

Behind the fence sits a pretty Colonial Classic with red bricks and a bay window.

Comprising of a spacious master bedroom with built-in robes.

2 other good-sized bedrooms are on offer all conveniently located to the bathroom. The lounge room is adjacent to the separate entrance with floating floor boards and ceiling fan. There is a dining room that could easily double as an office with a gas wall heater.

The neat sweet kitchen overlooks the family/meals area. Ducted evaporative air conditioning throughout for year round comfort.

Step outside and you will be greeted with an undercover entertaining area, a garden shed, and a lawned area for the kids to run around in.

There is a carport under the main roof and an additional access to a 6x4 app meter garage.

A rare find with the ability to store the caravan, trailer or work vehicle.

Invest or nest or even re-develop STCA

On a block of 683m2 app and a frontage of 26.5m.

Close to transport. Schools and Shopping.

Think it over, but not for long.

**3 BED | 1 BATH | 1 CAR**

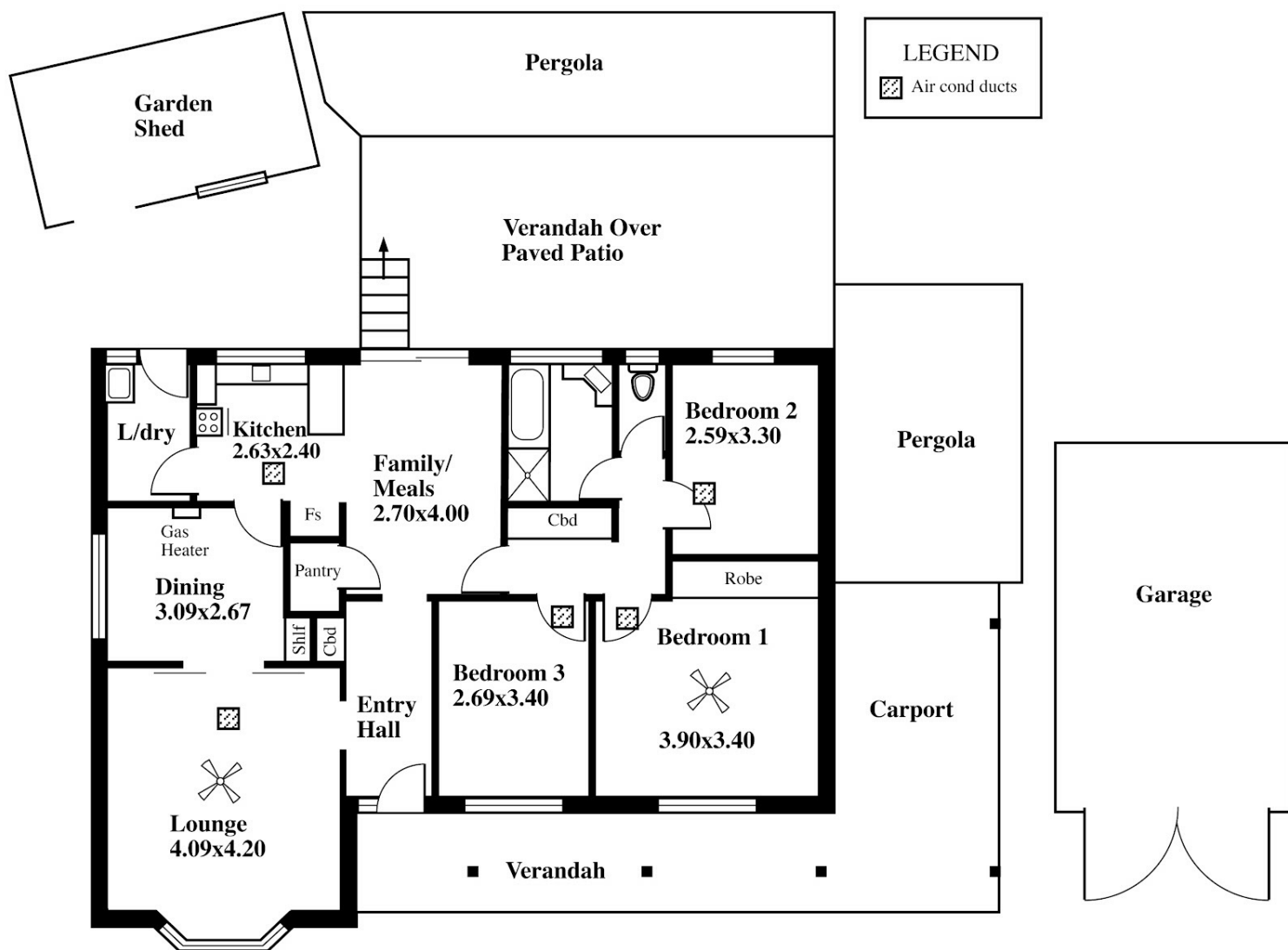
**PRICE:**  
**\$292,000**

**OPEN FOR INSPECTION:**  
**N/A**



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# 145 States Road, Morphett Vale



**DISCLAIMER**  
 This drawing is AN ARTISTS IMPRESSION ONLY  
 and is for ILLUSTRATION PURPOSES ONLY  
**DRAWING IS NOT NECESSARILY TO SCALE**  
 Every endeavour has been taken to verify correct details  
 The drawing and the information contained is  
 NOT intended to be part of any contract. All  
 measurements are approximate and details intended  
 to be relied upon should be independently verified.

<b>TOTAL AREA:</b> (Estimate Only)	110.10 m squ / 11.83 sqs Living Area Only
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Desk Top Image - (Y0118-84)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.