



# FOR SALE

## VALUE FOR MONEY PURCHASE

Local @realty agent Shane Magor, proudly presents 31 Felix Street, Morphett Vale FOR SALE.

Built in approx. 1972 and positioned on approx. 758m2 allotment with significant 21-meter frontage ideal for future development presents an outstanding value for money opportunity to enter the market or to invest.

Complete with high street appeal and quality brickwork this property internally is easily modernised and transformed with a coat of paint and updated flooring.

Estimated rental income of approx. \$280.00 through Southern Residential & Commercial Management provides outstanding investment return.

With a large backyard, secure carport and rear 1 car shed, small garden shed and shade cloth fernery and entertaining area, you will be pleasantly surprised with what this property offers in the price bracket. Move fast for this one!

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property.

Thinking of selling and want to save around 20% to 30% in marketing and sales commission, please ring me to find out how.

Need finance options for this purchase or just looking to check your current loan rate, contact Yellow Brick Road, Noarlunga Branch for all your lending requirements.

Shane Magor @realty  
- 67 Beach Road, Christies Beach SA 5165  
- PO Box 66, Sellicks Beach SA 5174

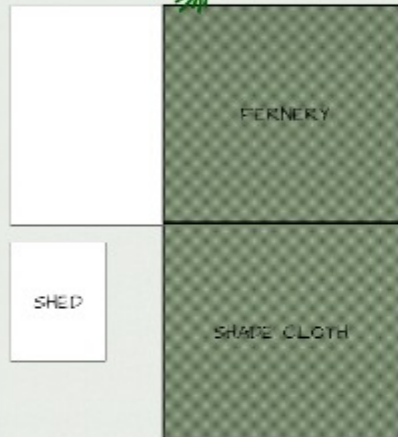
3 BED | 1 BATH | 2 CAR

PRICE:  
\$250,000 to \$270,000

OPEN FOR INSPECTION:  
N/A



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APPROXIMATE AREAS	
Living	78.5 Sq/M
Pergola	46.5 Sq/M
Porch	12.4 Sq/M
<b>TOTAL</b>	<b>127.3 Sq/M</b>



35M

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.



whilst every care was taken, these measurements are approximate & cannot be relied upon for any purpose

MORPHETT VALE



21M