



# FOR SALE

## 2 RESIDENCES IN ONE. HOUSE AND UNIT

Contact your local agent Tricia 0457 314 206

3 Bedroom House with 1.5 Bathrooms and double length Carport PLUS Fully equipped self contained 2 Bedroom Unit with 1 Bathroom, kitchen and laundry.

What an opportunity. Nestled in a sort after area down South sits this amazing opportunity. TWO Properties with unlimited options for a home based business, teenage retreat, extended family or a possible income.

Enter the home through a separate entrance. There is a spacious lounge room with a large picture window adjacent to the dining room with direct access to the rear yard. There are 3 Larger than normal bedrooms with the bathroom perfectly positioned for convenience. The centrally located new gourmet kitchen with 2 ovens and dishwasher is the hub of the home overlooking the garden. The laundry has been renovated with a bonus shower. Freshly painted with new flooring throughout.

Step outside and you will be impressed with the 2 bedroom self-contained unit on offer. In good condition with 2 bedrooms, open plan kitchen dine and lounge. A bathroom and laundry completes the picture. Most windows in both properties have roller shutters.

Updated roof, a single double length carport, and 2 rain water tanks are just some of the many extras on offer.

5 bedrooms

2.5 bathrooms

2 kitchens

2 laundries

Roller shutters

3 ovens

Dishwasher

Updated roof to main

2 living rooms

2 rainwater tanks

Freshly painted throughout

Updated flooring to main house

Don't put off seeing this home or you will pass up a rare buy.

RLA 271071 RLA 269823

5 BED | 2 BATH | 2 CAR

PRICE:

\$430,000-450,000

OPEN FOR INSPECTION:

N/A



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RLA: 269823

# 18 Alice Crescent, Morphett Vale

Approximate Area SQM  
HOUSE (APPROX) 130.8 SQM  
UNIT (APPROX) 55.2 SQM



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.