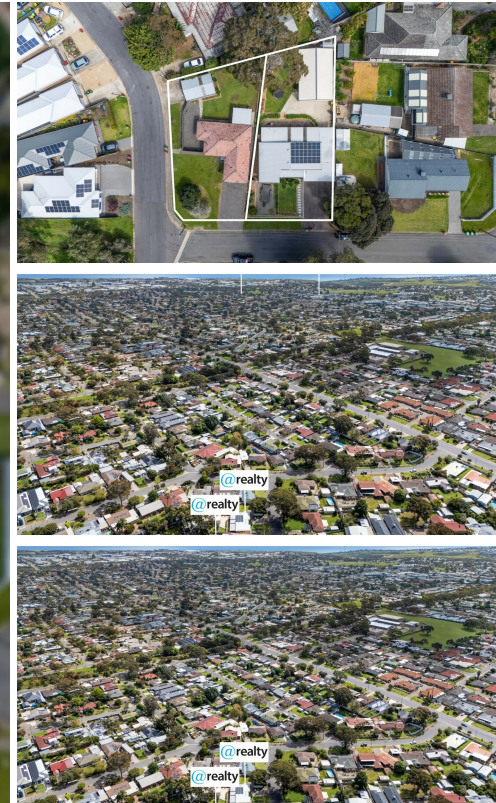




FOR SALE

TWO HOUSES, TWO TITLES – 1510M² CORNER ALLOTMENT

An Exceptional Opportunity with Endless Potential

This is a rare and highly sought-after opportunity to secure two separate 3-bedroom, 1-bathroom homes on two titles, positioned on an impressive 1510m² (app) corner allotment. With an approximate 39 meter frontage and 31meters on Maderia dr. The property provides a substantial 70m (app) road frontage, offering exceptional flexibility for homeowners, investors and developers. Ideally positioned in a quiet and convenient pocket of Morphett Vale, close to R.A. Pearce Reserve, this unique landholding combines lifestyle appeal with outstanding future potential. Whether you choose to live in one home and rent out the other, invest in both properties, sell one title and retain the other, or investigate future redevelopment opportunities (STCC), the possibilities are considerable.

Key Property Highlights

- Two separate titles
- Two 3-bedroom, 1-bathroom homes
- 1510m² (app) total allotment
- 70m (app) total road frontage
- Impressive corner-block position
- Quiet and convenient Morphett Vale location
- Live in one home and rent out the other
- Strong investment flexibility
- Opportunity to sell one title and retain the other
- Potential future redevelopment opportunities (STCC)

6 Claret Street, Morphett Vale

Number 6 is a well-presented and is an updated three-bedroom home offering comfortable living spaces and excellent outdoor entertaining. The home welcomes you with a spacious front lounge and dining area, while the renovated kitchen features ample cupboard and bench space, an electric cooktop, with views across the impressive backyard. The outdoor area is ideal for entertaining, featuring a large undercover entertaining area and a massive six car garage, accessed via the 2 car, carport. All three bedrooms are generously sized, with the master bedroom offering ample built-in robes. The centrally located family bathroom includes a bath and walk-in shower, complemented by a separate WC and internal laundry with direct outdoor access. Additional features include solar panels, split-system air conditioning and a second access behind the front gates, making this home highly practical for families, tradespeople,

6 BED | 2 BATH | 9 CAR

PRICE:

\$1,800,000-\$1,980,000

OPEN FOR INSPECTION:

N/A



Tricia Kernahan

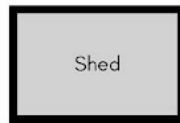
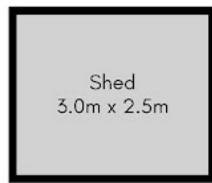
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tricia@atrealty.com.au

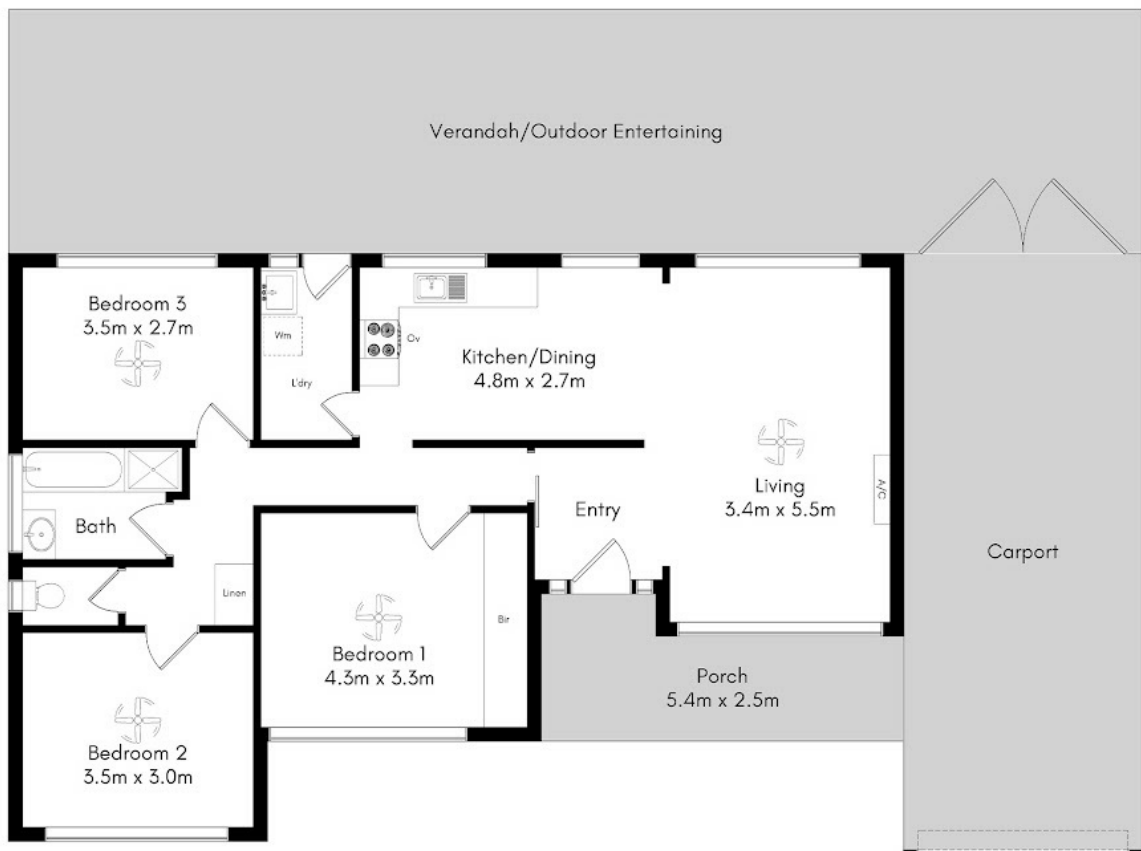
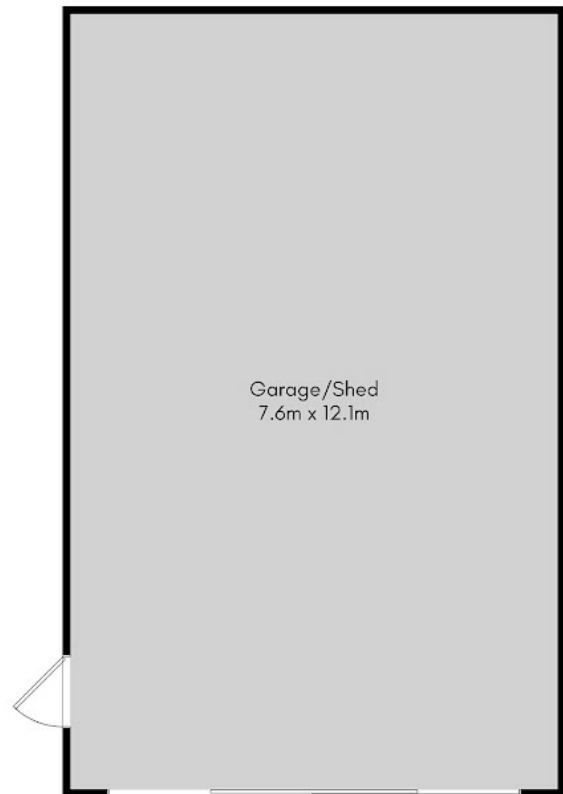
tfkrealestate.com.au

RLA: 269823

6 Claret St Morphett Vale



(Not in Position)



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.

Internal 102.2m | External 77.5m | Garage 72.0m | Carport 34.5m | Sheds 11.0m | TOTAL 297.2m

This drawing is for illustration purposes only. 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. While every effort has been made to verify the correct details in this drawing, neither the agent nor the illustrator accept responsibility for any errors, omissions, or wrongful inclusions.