

MAGAIN



61 Nicolle Drive MORPHETT VALE SA

3 1 1

Please contact Danielle Comer or Rachael Farror to schedule a viewing time.

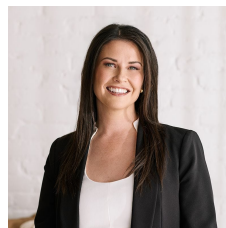
Currently tenanted for \$310 per week until the 14th May 2021.

Located on a quiet street in the fast moving suburb of Morphett Vale, this three bedroom home on an approximate 700sqm allotment delivers the ultimate in low maintenance living, perfect for first home buyers, those looking to downsize or investors looking for that special property that stands out from the rest.

Upon entry you are welcomed by a spacious formal lounge and dining which blends seamlessly through to the

[For full version visit the website](#)

Type : House
Building Size : 11 sqm



Danielle Comer
08 8322 6111

61 Nicolle Drive, Morphetht Vale

Garden Shed

**Multi Car Garage/
Workshop
6,10x9.22**

DISCLAIMER

This drawing is AN ARTIST'S IMPRESSION ONLY and is for ILLUSTRATION PURPOSES only.
(Drawing is not necessarily to scale)
Every endeavour has been taken 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.

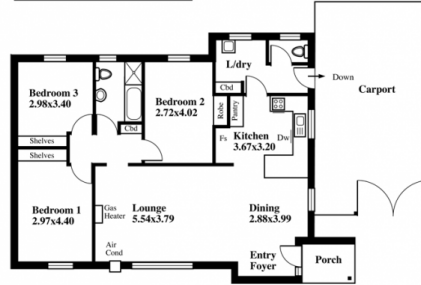
The floor plan shows a rectangular building layout. On the left side, there are three bedrooms stacked vertically. Bedroom 3 is at the top left, followed by Bedroom 2, and Bedroom 1 at the bottom left. To the right of the bedrooms is a lounge area containing a gas heater and an air conditioner. Further right is the kitchen, which includes a sink, stove, and dishwasher. Adjacent to the kitchen is a laundry room (L/dry) with a clothes machine (CM). A central hallway provides access to all rooms. At the front of the property (bottom right) is an entry foyer leading to a porch. To the right of the main building is a large carport. Behind the main building is a multi-car garage/workshop. A separate garden shed is located to the left of the main building. Various built-in features like shelves, a gas heater, and an air conditioner are indicated throughout the plan.

TOTAL AREA: (Estimate Only)	103.80 m sq / 11.15 sq Living Area Only
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Desk Top Image - (Y1016-55)

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