

# MAGAIN



## 7 ELLIS AVENUE, MORPHETTVILLE

Scale in metres. This drawing is for illustration purposes only.  
All measurements are approximate and details intended to be relied upon should be independently verified.



### 7 Ellis Avenue Morphettville SA

House and stable complex located within 150 metres of South Australia!

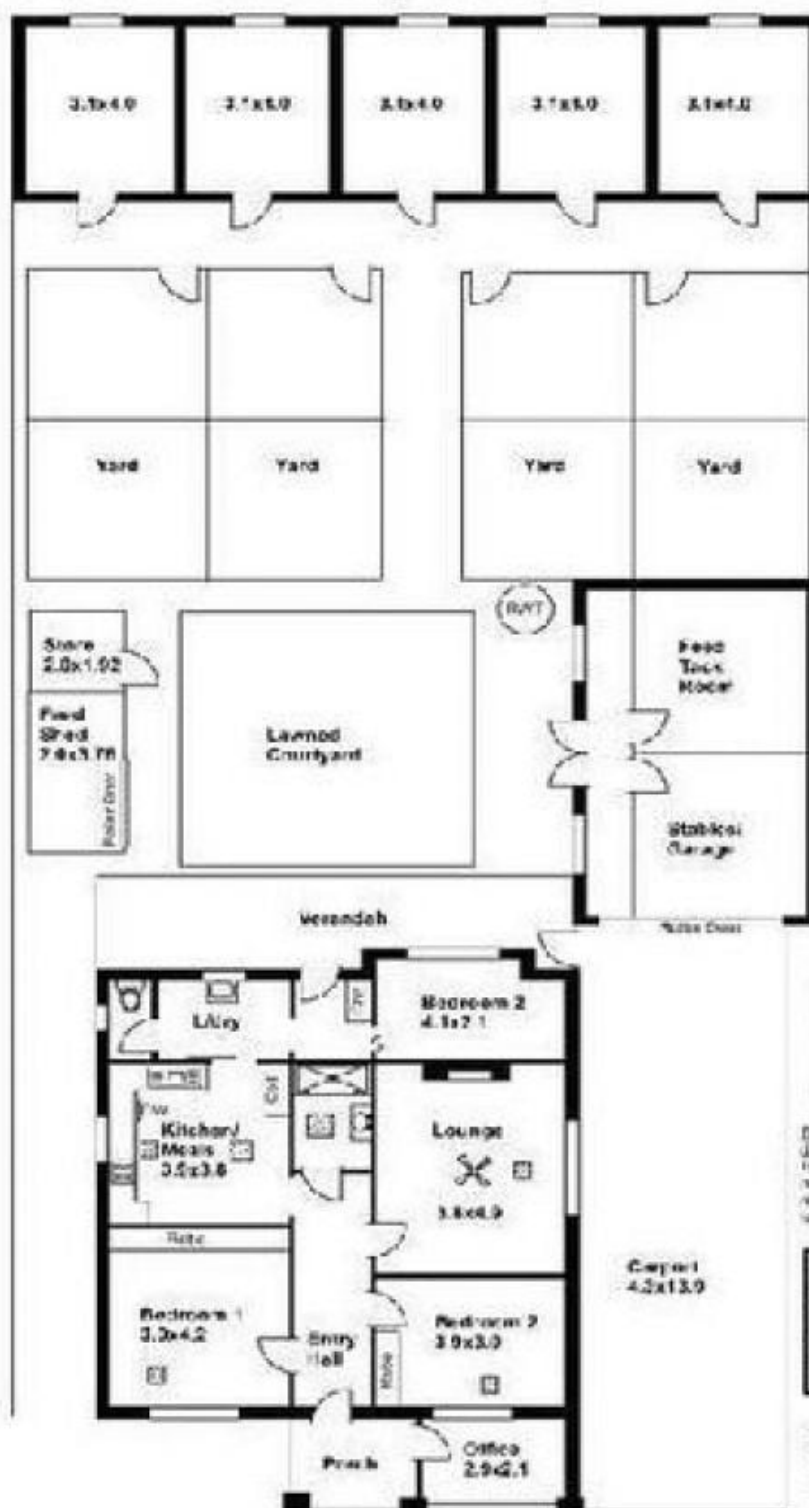
Premier race course. This small ? Boutique racing complex that offers accommodation for up too 11 horses. Day and night yards, stable boxes and a storage area. The property includes a 5-6 roomed bungalow residence with an office. High carport for your float and your 4 wheel drive. The site benefits from a highly favourable planning overlay that supports increased density outcomes (STCC). This creates a genuine future development scenario. This is an opportunity you wont want to miss. Very affordable. Quick - hesitate and it's gone?!

**Type** : House  
**Price** : Contact Agent  
**Land Size** : 741 sqm  
**View** : <https://www.magain.com.au/property/7-ellis-avenue-morphettville-sa/8589477>



**Andrew Robey**  
08 8366 2292

# 7 Ellis Avenue, Morphettville



This plan is to be used as a guide only. The dimensions and the information contained is not intended to be part of any contract. All measurements are approximate and certain features to be noted upon should be independently verified.

Should you find this property interesting, we recommend you register your interest by e-mailing your name and contact information to the Ellis Consultant. We would be pleased to make every endeavour to contact you. This property is to be sold.

**ESTIMATE OF LIVING AREA**  
115.17 Square metres/ 12.28 Squares

Desk Top & Seat - 0168 244 075