

# OC

3/225-227 Brodie Road,  
Morphett Vale



# From the Owners - Insights & Extras

What first attracted you to this property?

**The combination of affordability and generous space really stood out to me. It offered great value for the price, while still providing plenty of room and a comfortable layout.**

Why are you moving or selling?

**We're entering a new chapter in life and felt it was the right time for a change.**

What do you believe are the major benefits of living in or owning this property?

**One of the biggest benefits of this property is the sense of independence and privacy it offers, along with the generous amount of space both inside and out. The location is also a huge advantage, with a nearby park providing a great place to relax, exercise, and enjoy the outdoors.**

Have you completed any renovations or additions?

**Yes, we've completed updates to both the kitchen and bathroom.**

Where is the electricity box located?

**Inside the kitchen.**

Where is the hot water system located?

**In the backyard.**

Is there air-conditioning or heating installed?

**Yes - heating & cooling downstairs. Cooling upstairs.**

What is the parking situation?

**The property includes one dedicated parking space under a carport, providing covered and convenient access. In addition, there is a second off-street parking spot available, which is uncovered.**

What are the nearest transport links?

**Bus stop 100m down the road.**

Is there any additional storage?

**There is a shed.**

Where are the roof access points?

**First storey.**

What inclusions are to remain with the property?

**The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.**

Please note any other benefits or features of the property you would like to inform buyers about:

**The property features a renovated kitchen and bathroom, offering a modern and refreshed living experience. It is also conveniently located close to a local park, providing great access to outdoor space and recreation. In addition, the home benefits from easy access to the Southern Expressway, making commuting and travel highly convenient.**