



31 KENTWOOD ROAD

MORPHETT VALE



ADELAIDE
PROPERTY CORPORATION



Welcome to Morphett Vale.

Nestled in Adelaide's picturesque southern corridor, Morphett Vale is one of South Australia's largest and most established suburbs - a place where suburban comfort meets genuine lifestyle convenience.

Just a short drive from the shores of Port Noarlunga, O'Sullivan Beach and Christies Beach, residents enjoy easy access to the coast without sacrificing the tranquillity of a well-established residential community.

Kentwood Road sits within a suburb rich in picturesque natural landscapes, including the Onkaparinga River National Park, offering residents a wealth of options for outdoor recreation and connection with nature. Add to this a thriving network of local shopping precincts, cafés and community facilities, and it's easy to see why Morphett Vale continues to attract families, professionals and retirees alike.

10 MIN
Christies Beach

8 MIN
Noarlunga Centre

18 MIN
Westfield Marion

27 MIN
Adelaide CBD

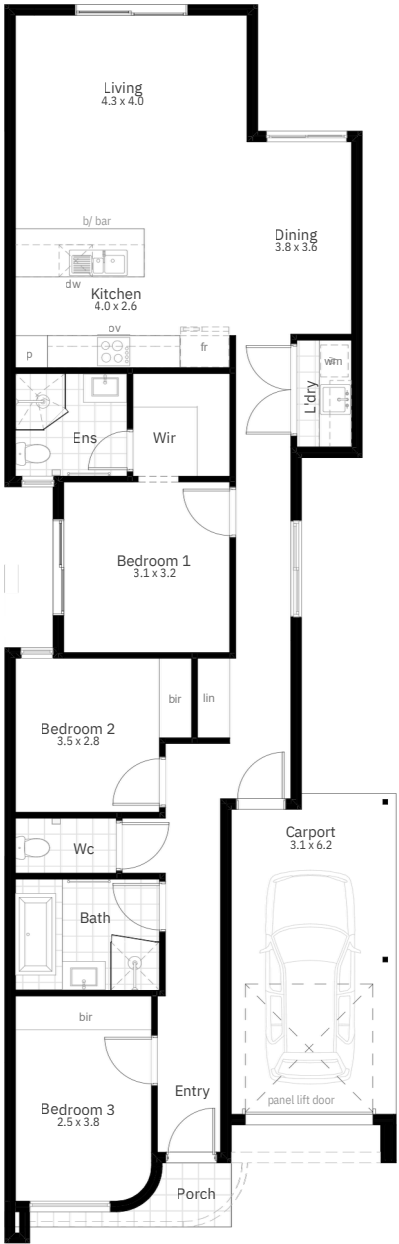


LOT 1

3  2  1 

A well-proportioned 3-bedroom home designed for easy, low-maintenance living. The open-plan living, dining and kitchen area flows seamlessly to create a bright, functional heart to the home, while the master bedroom is thoughtfully separated with its own ensuite and walk-in robe. Bedrooms 2 and 3 share a central bathroom, complemented by a separate laundry and guest WC. A secure carport with panel lift door completes this smart, efficient floorplan - ideal for first home buyers, downsizers or investors alike.

Lot 01 Area (estimate only)	
Element ID	Area
Carport	20.86
Living	116.10
Porch	2.68
Total	139.64 m²





LOT 2

3  2  1 

Offering the largest floorplan of the three, Lot 02 delivers 3 generous bedrooms and a spacious open-plan living, dining and kitchen zone perfect for entertaining. The master suite features a walk-in robe and ensuite for added privacy, while bedrooms 2 and 3 are serviced by a central bathroom and separate WC. A standout feature is the full garage - offering greater storage and drive-through convenience, along with a dedicated laundry, making this an ideal choice for growing families or those wanting extra space.

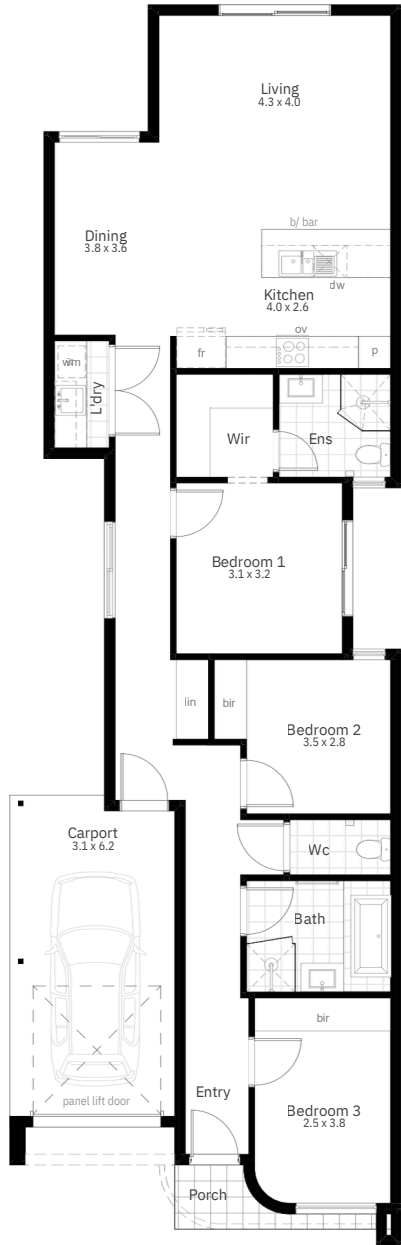
Lot 02 Area (estimate only)

Element ID	Area
Garage	22.42
Living	119.55
Porch	2.66
Total	144.63 m ²

LOT 3

3  2  1 

Mirroring the quality and functionality of Lot 01, this 3-bedroom home offers a light-filled open-plan living and dining space seamlessly connected to a well-appointed kitchen. The master bedroom enjoys the privacy of its own ensuite and walk-in robe, while two additional bedrooms share a central bathroom and separate WC. Complete with a secure carport and panel lift door, Lot 03 presents a smart, low-maintenance layout.



Lot 03 Area (estimate only)

Element ID	Area
Carport	20.86
Living	116.10
Porch	2.68
Total	139.64 m²



INTERIALS

Disclaimer: Images and renders are indicative only and may include fixtures, finishes, furniture or styling not included in the sale. Actual selections, materials and finishes may vary and are subject to change without notice.





A D E L A I D E
P R O P E R T Y C O R P O R A T I O N

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