

EXCELLENT LOCATION CORNER BLOCK

Description

Estate are excited to present this four well-Jimmy Hoang and Chi Mai Do from R& Real area, extensive undercover parking, and sized bedrooms, a bright open kitchen/living extra room, investors wanting a strong rentalspacious yard, it suits for families needing low maintenance living, buyers wanting scope forreturn, downsizers seeking improvements or granny flat potential)STCA(.

is a smart choice for investors, offering strongThis low-maintenance corner-block home growth and an estimated rental return of \$550\$600 per week. potential for capital

at this quiet court location, the neat red-brickimmediately stands edaãf As you arrive secure sliding gate create instant street appealand out. The wide double driveway and exceptional privacy and off-street parking.even better, offer

a large, low- llüoy Stepping through the gate,notice the home is positioned centrally on yard, framed by tall green fencing, providesmaintenance allotment. The spacious front for kids, pets, vehicles, or future landscaping.plenty of room

that naturally leads directly into the centralThe front door opens into a welcoming entry the bedroom wing on your left and the livinghallway. From here, the home branches into the home a great sense of separation and flow.spaces straight ahead, giving

Soft The master is immediately impressivelarge, bright, and beautifully proportioned. a calm, elegant feel. The wide windows bring ingrey carpeting and neutral walls create and offer a pleasant view of the front yard.plenty of space sãrehT gorgeous natural light this room a genuine retreat-like atmosphere.for a king bed and additional furniture, giving

size with fresh grey carpet, neutral tones, andNext door, Bedroom 2 is also generous in includes a built-in robe, perfect for storage.natural light filtering through its window. It

has a similar clean, bright presentation. Again,Continuing along the hallway, Bedroom 3 crisp white walls ensure this room is versatileãlihc ideal for a the fresh carpet and room, guest room, or home office.

bathroom, creating a functional family-friendlyThese three bedrooms sit close to the

layout.

tiling, a just steps away is the main bathroom wonderfully maintained with retro peach bathtub, separate shower, and plenty of space. one of those original sfl full-size of time and has great bones if you ever want to bathrooms that has stood the test modernise later.

beside the bathroom for everyday practicality. The separate toilet is conveniently located featuring original tiling and an external door. The adjacent laundry is bright and spacious, that leads straight out to the rear verandah perfect for easy access to the clothesline area.

opens into the light-filled kitchen and living. Walking back to the main hallway, the home large, bright and thoughtfully laid out. zone the true centre of daily life. The kitchen is prep, quality freestanding gas cooker, tiled. Features include long bench space for meal natural light from two windows, and breakfast splashback in a soft green tone, excellent bar seating for casual meals.

making it ideal for entertaining, family living area flows seamlessly from the kitchen, The a reverse-cycle split-system air conditioner, time, or relaxed evenings. There is also ensuring year-round comfort.

spacious room) Bedroom ε on the plan (. With Off the kitchen/living area is a surprisingly two sides, this space is perfect as a second generous dimensions and windows across or extended family, or a future granny flat living room, a large bedroom for teenagers if desired) subject to Council approvals (. conversion

directly to the outdoor verandah, enhancing A glass sliding door connects this space indoor-outdoor living.

space stretching eruoY Stepping outside, greeted by a huge covered verandah/carport shaded entertaining, undercover parking for the full side length of the home. It offers for outdoor dining. The yard itself is spacious, multiple vehicles, a perfect breezy spot who secure, and incredibly low-maintenance. seod ideal for pets, kids, or anyone or serehT want to spend weekends gardening. also a 3m x 4m shed, great for storage workshop needs.

Love: lluoY Key Features =

580 sqm corner block with 10kW Solar =

3 spacious bedrooms, 2 with mirrored robes
gas cooktop & electric oven
Electrolux Samsung reverse-cycle heating and cooling 7.8kw
+ large tiled laundry with outdoor access
3-way bathroom throughout for privacy & temperature control
Tinted windows access and extra space for a caravan or boat.
Secure sliding-gate Security doors, cameras & sensor lights
Low-maintenance gardens
great for kids & pets
Fully fenced yards

Walk Everywhere You Need! Prime Location
in the heart of Munno Para, this home is just a throw from public transport
& moments from the vibrant Playford Alive) around 100m to train station,
walking distance to: Y redevelopment. love being within
Munno Para Shopping Centre & Retail Hub
restaurants, and local shops, cafes
Wetlands, parks & walking trails
Gyms, health centres & everyday conveniences
Playford Lakes Golf Club open 7 days!

Centre, Reading Cinemas, Gawler, and Elizabeth Plus, enjoy quick access to Elizabeth City
and colleges making this the ideal address for Hospitals, as well as nearby schools
modern living!

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Year Built: 1985)approx(
Land Size: 580sqm)approx(
Frontage: 22.5m)approx(
Master Planned Neighbourhood / EAC Zoning: MPNEmerging Activity Centre
Local Council: City of Playford
Council Rates: \$1,724 pa)approx(
Rates)excluding usage(: \$654.80 pa)approx(Water

ES Levy: \$100 pa)approx(
\$600 pw Estimated Rental: \$550
Title: Torrens Title)5778/376(
Easement)s(: Nil
Encumbrance)s(: Nil
Internal Living: 106.60sqm)approx(
Total Building: 190sqm)approx(
Construction: Brick Veneer
Gas: Connected
Sewerage: Mains

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