

1 Streeton Road, Munno Para, SA 5115



Townhouse For Sale

Monday, 22 April 2024

1 Streeton Road, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 140 m2

Type: Townhouse



Mike Lao

0882811234



Tyson Bennett

0437161997

\$469,000 - \$509,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=uPCmeMuMrWAT>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market your very own slice of paradise offering relaxed, low-maintenance living for the lucky new owners. Set directly opposite Tucker Sports Reserve, this is a home that invites you to sit back, relax and enjoy a life of leisure. Daily life will centre around the lower level of the home where the open-plan kitchen, meals and family room can be found along with a convenient powder room and laundry. The well-equipped kitchen will delight anyone who loves to cook. Relish the convenience of a gas cooktop, electric oven, dishwasher and breakfast bar plus plenty of storage within the sleek cabinetry. It will be a pleasure to show off your culinary skills as friends relax in the lounge or step through the glass sliding doors to the front verandah overlooking the neighbouring reserve or through to the rear patio and enjoy a drink or meal with loved ones. The upstairs landing can be the perfect setup for your home office with direct access to one of the two balconies allowing beautiful natural light seep through. The master bedroom offers a peaceful retreat with reverse cycle-air conditioning, a built-in robe, three piece en-suite and private balcony. This will be the perfect place to wake up to and sip on your morning coffee as you take in the lush surrounds. Both bedroom two and three have ceiling fans and comfortable carpet flooring underfoot, bedroom two also have a built-in robe. To service them is the main bathroom with a step-in shower, bath, vanity and toilet. Key features you'll love about this home:- Split-system air-conditioning in the open plan living and master bedroom- Built-in robes with drawers and shelving in two bedrooms- CCTV security system and security doors with a digital lock- Double garage with an automatic roller door, internal and rear access- Low-maintenance town house living- Instant gas hot water- New light fittings and hybrid floating flooring throughout- 2 in 1 heat lamps in both bathrooms- Freestanding pergola in rear courtyard included in the sale Ideally located, you'll be opposite Tucker Street Reserve and close by everything the vibrant family-friendly region of Munno Para has to offer. Enjoy easy access to a range of amenities, attractions, and schools including Mark Oliphant College, Munno Para Primary School and St Columba College for families. For outdoor enthusiasts, Playford Alive Town Park and Curtis Wetlands are just a short distance away, and when it comes to shopping, Munno Para Marketplace and Munno Para Shopping Centre is within close proximity, ensuring that all your retail needs are easily met. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2012 (approx) Land Size / 201sqm (approx) Frontage / 12m (approx) Zoning / MPN-Master Planned Neighbourhood \EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,716.50 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$102.90 pa (approx) Estimated Rental / \$500-\$550pw Title / Community Title 6076/610 Community Rates / TBA Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority Internal Living / 140.6sqm (approx) Total Building / 221.2sqm (approx) Construction / Rendered Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/AMErn2> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.