

**11 Ornata Street, Munno Para, SA 5115**



**House For Sale**

Tuesday, 11 June 2024

**11 Ornata Street, Munno Para, SA 5115**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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## \$599,000 to \$649,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent four bedroom, double bathroom home set in a quiet pocket in the newest development of Munno Para West. Situated on a 375m<sup>2</sup> block (approx.), this immaculate home built in 2022 has it all. It offers a beautiful low maintenance lifestyle, is nestled among other newly built homes and is tenanted at \$500 per week till the 23rd of September 2024 -> that's \$7,500 you can put towards your mortgage till then. As you approach the home with its rendered frontage, you'll see that quality flows with hybrid wooden flooring throughout. The master bedroom, with its split system reverse cycle air conditioner, boasts a walk in robe and an ensuite offering a shower, a toilet and a basin with all the modern fixtures and fittings. The three remaining generously sized bedrooms offer built in robes and ceiling fans with in-built lighting. All bedrooms are carpeted. The second bathroom comes complete with a bath, a shower, a basin and a separate toilet nearby with all the modern fixtures and fittings. The large laundry offers plenty of room for all your cleaning appliances, a nearby linen cupboard and access outside through its sliding glass doors. The open plan kitchen/dining and family area is simply perfect for endless entertaining. The kitchen offers ample under bench and overhead cabinetry, plenty of bench space on its stone bench tops, a large fridge alcove and a pantry. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef and there's also a dishwasher to ensure clean-ups are a breeze. The room's additional split system reverse cycle air conditioning will keep you in utmost comfort all year round. Venturing through the sliding glass doors and into the backyard you are greeted with a tiled alfresco which is perfect for gatherings among family members and friends. Here you can also admire the grassed area and the freshly laid bark and bushes along the home's rear perimeter where the children and pets can play. With a dual car garage with a panel lift door along with established front and rear gardens and lawn, this home is exactly what you want, knowing its age will ensure a confident purchase.

**FEATURES YOU WILL LOVE:**

- Tenanted till 23/09/2024 @ \$500wk
- 375m<sup>2</sup> block (approx.)
- 189m<sup>2</sup> build (approx.)
- 2022 build
- Rendered frontage
- Hybrid wooden flooring throughout
- Four carpeted bedrooms
- Master bedroom with a WIR, an ensuite and a split system a/c
- Remaining three bedrooms with BIR's and ceiling fans with in-built lighting
- Second bathroom with a bath, a shower and a separate toilet
- Laundry with outside access and a nearby linen cupboard
- Kitchen with stone bench tops, a pantry and stainless steel gas and electric appliances
- Dishwasher
- Additional split system a/c in main living
- Tiled alfresco
- Grassed backyard with shrubs along rear fence
- Low maintenance gardens and lawn
- Double car garage
- Playford Lakes Golf Club - 9 minute walk
- Public transport - 14 minute walk
- St Columba College (R-YR12) - 6 minute drive
- Munno Para Shopping City - 10 minute drive
- Cafe's and Restaurants - 5 minute drive
- The Adelaide CBD - 35 minute drive

Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484277674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase in online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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