

**12 McInness Place, Munno Para, SA 5115**



**Sold Townhouse**

Tuesday, 20 February 2024

12 McInness Place, Munno Para, SA 5115

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 124 m2**

**Type: Townhouse**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$447,000**

\*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=mo1Fu6Mpy2B>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this immaculate townhouse that offers stylish and modern living in the vibrant region of Munno Para. Situated just moments from Charleston Reserve and Playford Alive Town Park, this property offers a modern lifestyle for young families, couples or investors. This modern marvel boasts an impressive low-maintenance floorplan with up to three bedrooms, one bathroom, two toilets, and a garage with an automatic roller door and convenient internal access. Arriving at the address, you are immediately greeted with an appealing rendered façade with lush surrounds, and a welcoming porch. The lower level is home to the large open plan living area and kitchen offering the new home owners ample space for entertainment and relaxation. The kitchen comes equipped with a gas cooktop, electric oven, dishwasher, overhead cupboards and a built-in pantry. From the living area, sliding doors lead you to the sunny courtyard, perfect for enjoying your morning coffee. Completing the lower level is a laundry and a powder room. Upstairs, you'll find two bedrooms with built-in robes and a third bedroom or second living area with double entry doors, air-conditioning and a private balcony with views of the rolling hills. To service them is the main bathroom with a bath, shower, vanity, and separate toilet. Key features you'll love about this home:- Reverse cycle split-system air-conditioning in both living areas- Ceiling fan in the master bedroom- Kitchen with a gas cooktop, dishwasher and built-in pantry - Private balcony with lush views- Garage with automatic roller door and internal access Nestled in a convenient location within Playford Alive, you can walk to the local bus and train station and Charleston Reserve is just a few steps from your front door. 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 easy access to the Northern Connector gets you to Semaphore beach within 35 minutes. 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 / 2017 (approx) Land Size / 88sqm (approx) Frontage / 6.5m (approx) Zoning / SAC-Suburban Activity Centre Local Council / City of Playford Council Rates / \$1,648 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$95.35 pa (approx) Estimated Rental / \$440-\$480pw Title / Torrens Title 6185/662 Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority Internal Living / 95.5sqm (approx) Total Building / 124.5sqm (approx) Construction / Composite Construction 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/uHZ2cg> 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: [www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge-Realty-RLA256385) 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.