

13 Almond Circuit, Munno Para West, SA 5115



Sold House

Thursday, 21 March 2024

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Bedrooms: 4

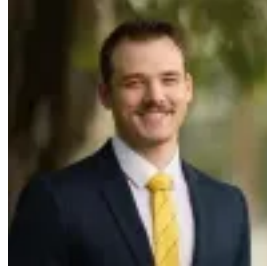
Bathrooms: 2

Parkings: 1

Type: House



Callan Lister
0881808162



Gabriel Fridmanis
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\$554,000

It is with great pleasure that Ray White Angle Vale | Elizabeth, Callan Lister and Gabriel Fridmanis present a buying opportunity that cannot be missed. Welcome to 13 Almond Circuit, this inviting four bedroom, two bathroom residence situated in the vibrant community of Munno Para West has only been an owner occupied house which is sure to impress! Well-maintained and constructed in 2009, this home blends contemporary features with comfortable living spaces, offering an ideal retreat for you and your family. Upon entry, you're greeted by tiled flooring leading you through to the spacious and welcoming living area, providing the perfect setting for gatherings with loved ones or quiet evenings in. The open-plan layout seamlessly flows into the dining area and kitchen, creating a cohesive space for both relaxation and entertainment. The kitchen, the heart of the home, is equipped with modern appliances, ample cabinetry, and generous countertop space, making meal preparation a delight. Whether you're cooking a family feast or enjoying a quick snack, this kitchen is sure to meet your culinary needs. The master suite is a serene sanctuary, offering a peaceful escape at the end of the day. Complete with its own ensuite bathroom and generous sized walk in robe, you'll find comfort, privacy and space in this well-appointed area. The three additional bedrooms provide storage and versatility, whether you're accommodating guests, setting up a home office, or creating a personalised haven for each family member. Outside, the property extends its appeal with a low maintenance backyard and patio, providing room for outdoor activities and relaxation without the hassle of major upkeep. Whether you're hosting weekend barbecues, or simply enjoying the fresh air, this backyard offers fantastic possibilities for outdoor enjoyment.

FEATURES YOU WILL LOVE: - 300m² block (approx.)- 141m² build size (approx.)- 2009 build - 10m frontage- Owner occupied, never rented- Beautiful street appeal - Almond Circuit reserve - Low maintenance gardens- Decked patio with pitched roof and blinds- Twin roller shutters located on front windows- Automatic garage roller door- Four spacious bedrooms - Ensuite and WIR in master bedroom- BIR in rooms two, three and four- Modern kitchen with gas cooktop and ample bench and cupboard space- Open plan kitchen, meals, living area- Ducted evaporative air conditioning- Ducted gas heating- \$490 - \$510 pw rental return (approx.)- Easy access to Northern Expressway M2- 4 minute drive to St Columba College- 8 minute drive to Mark Oliphant College- 10 minute drive to Munno Para Shopping City- 16 minute drive to Gawler - 40 minute drive to Adelaide CBD

This property simply will not hang around long and is a 'Must see'. For more information or to book a viewing, please contact Callan Lister on 0412 388 183 at any time. To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link <https://raywhiteanglevale.com.au/agents/callan-lister/123085>

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