

13 Marcona Road, Munno Para West, SA 5115



Sold House

Thursday, 17 August 2023

13 Marcona Road, Munno Para West, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Steven Ulbrich

0881808162

\$502,500

It is with great pleasure that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this superb three-bedroom home set in the booming 'Almond Grove Estate' of the very popular and in demand suburb of Munno Para West. Situated on a 300m² block (approx.), this immaculately well-lit home has it all! Nested amongst other beautifully presented homes, it offers a gorgeous low maintenance lifestyle with brilliant street appeal and was built by the original owners who have resided there since 2015. As you enter the home through the rendered front portico you'll see that quality flows with the large glossy bright tiling throughout. The large carpeted master bedroom boasts triple length windows with plantation shutters and a larger than normal walk in robe. The stylish ensuite offers an extended sized shower with a frameless screen, a toilet, 1.8m high tiling and all the modern fixtures and fittings. The remaining bedrooms which are also carpeted are generous in size offering double door mirrored floor to ceiling built in robes. The second bathroom comes complete with a bath, a shower, 1.8m high tiling and again with all the modern fixtures and fittings. There is a separate toilet and a handy inclusion of a powder room nearby to compliment this wonderful floor plan. The laundry is large and offers plenty of cabinetry and bench space for all your washing needs and provides you with access outside through the sliding glass doors. The handy inclusion of a nearby linen cupboard shows there is no shortage of storage with the entire home keeping you cool during the warmer months and warm during the colder months with its ducted reverse cycle air conditioning. The open plan kitchen/dining and family area is simply perfect for endless entertaining. The kitchen offers exceptional bench space with ample under bench and overhead stylish cabinetry. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef along with the neat inclusion of a dishwasher to help make clean ups a breeze. The large fridge alcove allows the placement of your larger side by side or French door fridge. There is a large recession in the wall of the living room which kindly permits you to house your large screen TV and home theatre set-up, perfect for the enjoyment of all day long streaming and to enjoy celebrating the win of your favorite sporting team. Venturing through the sliding glass doors of the main living space to the backyard you are greeted with an alfresco, perfect for entertaining family members and friends during outdoor gatherings and barbeques all year round. There is also plenty of space on the artificial turf to provide further outside enjoyment for children and pets. With a garden shed to house all your gardening needs, a garage with an electric panel lift door, blackout day/night blinds on all windows/doors and two parks/playgrounds (Keane Playground and Acacia Reserve) only a stones throw away, this home is sure to drum up significant interest from the lucky buyer.

FEATURES YOU WILL LOVE:

- 300m² block (approx.)
- 165m² build (approx.)
- 2015 build in the 'Almond Grove Estate'
- Rendered portico
- Large bright glossy tiling throughout
- Three carpeted bedrooms
- Master bedroom with plantation shutters, WIR and an ensuite
- Remaining bedrooms with floor to ceiling mirrored built in robes
- Second bathroom and a separate powder room
- Large laundry with ample bench space, cabinetry and a nearby linen cupboard
- Kitchen with quality stainless steel gas/electric appliances
- Dishwasher
- Ducted reverse cycle split system air conditioning
- Alfresco
- Artificial lawn
- Blackout day/night blinds
- Garden shed
- Garage with electric panel lift door
- Low maintenance gardens
- Keane playground only 50 meters away
- St Columba College (R-YR12) a 5 minute drive away
- Munno Para shopping center and restaurants a 5 minute drive away
- The Adelaide CBD a 35 minute drive away

This family home is located close to shopping centres, sporting facilities, medical centres and is perfectly positioned amongst other newly built homes in a truly beautiful development that offers a perfect lifestyle for the lucky buyer. This is an opportunity you won't want to miss! 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 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> 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 representative is given or made as to the correctness of information supplied and neither the owners nor 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.