

**157 Douglas Drive, Munno Para, SA 5115**

**House For Sale**

Wednesday, 22 November 2023



157 Douglas Drive, Munno Para, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Tiffany Hayford  
0434560414



Steven Ulbrich  
0881808162

**\$599,000 - \$629,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth, Tiffany Hayford and Steven Ulbrich present this stunning four-bedroom, two-bathroom home that is perfect for the whole family. With a spacious land area of 420m<sup>2</sup> (approx.), this property offers plenty of room for everyone to enjoy. This modern house boasts all the features you could ask for. The open-plan living area is well lit with LED downlights and is perfect for entertaining, with a well-equipped kitchen featuring a 900mm gas stove, 900mm electric oven with ample over head and under bench cabinetry, a dishwasher, a walk in pantry and a large island bench. The entire home is climate controlled with zoned reverse cycle ducted heating and cooling. The second living space offers plenty of room for the kids to be kept busy and away from the adults that are entertaining in the main living area. There's the added benefit of a walk in storage closet giving you plenty of storage options. The large master bedroom offers a his and her walk through robe and an ensuite with all modern fixtures and fittings, offering a large shower with a niche and plenty of bench space with a huge mirror and basin. The remaining bedrooms are generous in size with all bedrooms carpeted. The second bathroom also offers all the modern fixtures and fittings including a bath, a shower and a separate toilet nearby. The laundry is spacious and offers plenty of cabinetry. Step outside and discover the beautifully landscaped garden, perfect for enjoying the outdoors. The outdoor entertaining area is ideal for hosting gatherings and creating lasting memories with family and friends, offering two ceiling fans, café blinds and a gas point for your BBQ. The home also includes a secure double garage, with a single panel lift door providing convenient and safe parking for your vehicles. This home also features a 7.7kw solar system, helping you reduce your carbon footprint and save on your utility bills.

**FEATURES YOU WILL LOVE:**

- 420m<sup>2</sup> block (approx.)
- 236m<sup>2</sup> build size (approx.)
- 2020 build
- 2.7m high ceilings
- Modern colour scheme
- 600mm x 600mm tiling throughout main living area
- Master bedroom with his and her walk through robe & ensuite
- Remaining bedrooms are generous in size
- Carpet to all bedrooms
- Open plan living area
- Second living room or theatre room
- Kitchen with quality stainless steel 900mm gas stove and 900mm electric oven
- Dishwasher and larger WIP
- Island bench
- Walk in storage closet for extra storage
- 2 x linen cupboards
- Blackout blinds throughout
- Massive outdoor entertaining area with ceiling fans, café blinds & a gas point
- 7.7kw solar system with 19 panels
- Irrigated watering system to front yard
- Low maintenance gardens
- Double garage
- Side gate access to back yard
- 1 minute walk to Mark Oliphant College (B-12)
- 4 minute drive or 13 minute walk to Woolworths Playford
- 5 minute drive to Playford Medical
- 9 minute drive to Playford Lakes Gold Club
- 8 minute drive to Munno Para Shopping City

Located in the sought-after Munno Para area, this property is close to schools, shops, and public transport, ensuring convenience and ease of access to all amenities. This property will not hang around long and is simply a 'Must see'. For assistance or for more information or to book a viewing, please contact Tiffany Hayford on 0434 560 414 today. 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 Tiffany Hayford today or click on the following link: <https://raywhiteanglevale.com.au/agents/tiffany-hayford/141410> To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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