

# 17 Valiant Road, Munno Para West, SA 5115



## Sold House

Saturday, 17 February 2024

17 Valiant Road, Munno Para West, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 376 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

**\$570,000**

\*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=qRCYkJgJYp>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this stunning 3-bedroom, 2-bathroom home with multiple living areas and equipped with all that your heart could desire. Perfectly positioned within a friendly and peaceful neighbourhood, this property is perfect for those searching for a convenient and comfortable lifestyle. You'll be welcomed to your new abode by low maintenance front gardens, a double carport and double width driveway with room for your caravan or trailer. The updated interior is filled with lovely natural light, easy-care laminate flooring along with ducted evaporative cooling and ducted gas heating throughout. There is ample space for the whole family to spread out and relax: watch a movie together in the formal lounge room, enjoy a meal or entertain in the open plan living, or be lured outdoors to the covered verandah. The home chef can prepare a meal in the well-appointed kitchen boasting electric appliances, dishwasher and a 1.5 sink with a mixer tap. There is ample storage space in the built-in pantry plus sweeping benchtops with a breakfast bar for casual meals. The three bedrooms offer a wonderful retreat for rest and relaxation. Your master suite is set at the front of the home for added privacy with its own walk-in robe and en-suite. Bedrooms 2 and 3 are fitted with a built-in robe. Completing the internal floorplan is the central 3-way main bathroom with a bath, shower, vanity, separate toilet and the large laundry with convenient external access. When you're ready to relax, head outside to your flat roof verandah - a wonderful spot to sit back and relax with family and friends while the kids and family pet play in the fully fenced yard. Key features you'll love about this home:- Ducted evaporative air-conditioning and ducted gas heating- Laminate flooring in the living spaces and plush carpets in the bedrooms- Laundry room with internal and external access- Outdoor verandah great for entertaining- Double carport with an automatic roller door and rear access- Newly painted interior and new downlights for a fresh feel You'll live in a location that really has it all. Whether this is to be your first home or an investment, you are sure to appreciate the central location. Playford Lakes Golf Club is located only moments from your door, it's a short drive to Munno Para Marketplace and you are 10 minutes from Munno Para Shopping City. For families, you are minutes from Playford Alive Town Park and a host of schools including Mark Oliphant College, St Columba College and Andrews Farm Community Preschool. A trip into the city will take you less than 40 minutes, it's just over 30 minutes to Semaphore Beach. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2011 (approx) Land Size / 376sqm (approx - sourced from Land Services SA) Frontage / 12.5m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,828.75 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$112.70 pa (approx) Estimated Rental / \$470 - \$530 pw Title / Torrens Title 6009/571 Easement(s) / Nil Encumbrance(s) / To Pioneer Homes Australia PTY. LTD. - See Title Internal Living / 136sqm (approx) Total Building / 212sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Downsizing For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/WFCNHg> 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. 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. 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