

18 Incante Lane, Munno Para, SA 5115



Townhouse For Sale

Monday, 29 April 2024

18 Incante Lane, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 149 m2

Type: Townhouse



Mike Lao

0882811234



Tyson Bennett

0437161997

\$479,000 - \$519,000

*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=SR2J72DzCH9>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 exceptional property that offers stylish and modern living in a sought-after location of thriving Munno Para. Set directly in front of a reserve with a glorious outlook to savour daily, this home is a true gem that ticks all the boxes, perfectly suited for first home buyers, investors, and families. This modern townhouse boasts an impressive low-maintenance floorplan with three bedrooms, two bathrooms, three toilets, and two spacious living areas. Arriving at the address, you are immediately greeted with a striking rendered façade, front fence, low maintenance gardens, and a welcoming porch. Step inside, and you'll find the comfort of ducted reverse cycle air-conditioning throughout both levels. The lower level features two distinct living areas offering the flexibility to create separate spaces for entertainment and relaxation. The front formal lounge is perfect for intimate conversations or hosting guests while the open plan family, meals, and kitchen area at the rear provide a spacious and inviting atmosphere for casual family living and dining. The kitchen is a chef's dream, equipped with a gas cooktop, electric oven, dishwasher, breakfast bar and ample bench and storage space with a built-in pantry and overhead cupboards. From the living area, sliding doors lead you to the sunny paved patio, perfect for outdoor entertaining. Here you'll have direct access to your double carport with an automatic roller door and rear lane access. Completing the lower level is a European-style laundry and a powder room for added convenience. Upstairs, you'll find all three bedrooms and a third living area, perfect for use as a study. The master bedroom is a private retreat, featuring a built-in robe, a balcony with beautiful views of the neighbouring reserve, and an en-suite with a double vanity, shower, and toilet. Bedrooms 2 and 3 are well-appointed with built-in robes and comfortable carpet flooring underfoot. They are serviced by the main bathroom, which includes a bath, shower, vanity, and toilet. Key features you'll love about this home:- Ducted reverse cycle air-conditioning throughout with 4 zones- Kitchen with gas cooktop, electric oven, dishwasher, built-in pantry, breakfast bar and more- Master bedroom with a balcony, en-suite and built-in robe- Double carport with an automatic roller door and rear lane access- Low-maintenance gardens- Security doors- Instant gas hot water Ideally located in the thriving region of Munno Para with shopping centres, cafes, restaurants, medical facilities, and public transport links nearby. You can walk to Nolan Reserve and Playground and Mark Oliphant College. St Columba College is within easy reach as is Woolworths Playford, Munno Para Retail Hub and Munno Para Shopping Centre. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2012 (approx) Land Size / 210sqm (approx - sourced from Land Services SA) Frontage / 7.5m (approx) Zoning / MPN-Master Planned Neighbourhood/EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / tba Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / tba Estimated Rental / \$500-\$550pw Title / Community Title 6091/556 Community Rates / 652.04 pa (approx) Easement(s) / tba Encumbrance(s) / tba Internal Living / 149.3sqm (approx) Total Building / 202sqm (approx) Construction / Rendered 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/CsReMtl> 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: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.