

# 2 Amanda Court, Munno Para, SA 5115

## Sold House

Wednesday, 6 March 2024



2 Amanda Court, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 580 m2

Type: House



Mike Lao

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Brendon Ly

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**\$512,000**

\*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=75d7ao58W3u> To submit an offer, please copy and paste this link into your browser: [www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](http://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) welcome and invite you to inspect this very neat and tidy home on a 580sqm corner block, fully fenced, offering tree-lined peaceful court style family-friendly living. This lovely home is ready for you to simply move in, relax and start making memories, as all the hard work has been completed for you! Set to catch the eye of a wide range of savvy home hunters, investors, couples and families who want to occupy this well maintained home situated just a stone throw away from public transport, and moments away from the exciting major redevelopments at Playford Alive, within walking distance to your new Munno Para Retail Hub, Munno Para Shopping Centre, Curtis Road shops, restaurants, cafes, wetlands and so much more! Arriving at the property you will discover a classic red brick facade, low maintenance gardens, secure fencing, with a spacious front verandah inviting you to sit back relax with your favourite drink watching the sunsets. As you enter inside you will notice freshly painted interior, near new easy care laminate flooring throughout the hallway. Stepping into the spacious separate lounge adorned with roller blinds, light fittings, comfortable carpet flooring and tinted windows for added climate control and privacy. Following through to the open plan kitchen and dining area you will also find laminate flooring, sweeping bench tops with a large breakfast bar. Cooking is made easy with a stainless steel Electrolux gas cook top fan-forced electric oven and stainless steel double sink with a pura tap. There's ample room for you to relax in the comfort of reverse cycle air conditioning/heating and there is direct access to the verandah, creating a seamless flow for indoor-outdoor entertaining all year round. All 3 spacious bedrooms are set off the hallway and are fitted with mirrored built in robes, light fittings, roller blinds, carpets and tinted windows. The 3 way tiled bathroom has a separate toilet, vanity, bath tub, and step in shower with glass doors. Completing the internal floorplan is the large tiled laundry with external access to the rear verandah and yard for absolute convenience. Step outside to the expansive covered verandah that spans the full width of the home, with plenty of space to fire up the BBQ and entertain family and friends. The versatile verandah can be used as a covered carport or simply park your cars behind the secure sliding gate. A Stratco shed can be found in this space providing additional storage. KEY FEATURES: • 3 spacious bedrooms with mirrored robes, light fittings, carpet flooring, roller blinds and tinted windows • Separate spacious formal lounge with plenty of sunlight and views • Open plan kitchen and dining • Electrolux stainless steel gas cooktop with fan forced electric oven • 3 way tiled bathroom • Large tiled laundry • Powerful 7.8kw Samsung heating and cooling comfort • Tinted windows throughout for privacy and climate control • Brick home with tiled roof and antenna • Large 580sqm corner block • Caravan boat access through slide gate • Stratco shed with concrete flooring • Freshly painted interior and roof • Low maintenance gardens • Covered verandah/carport • Security doors and lock windows • Sensor lights and cameras around the property • Fully fenced front and back yards Enjoy a wide range of endless entertaining, attractions and necessities including \*24/7 options from various takeaway shops, drive thrus, OTR service/petrol stations and plenty of gyms! Curtis Road has various medical, dental, physio, chiro, radiology, massage & bulk billing options, chemists, hair salons, mechanics a church and the exciting Playford Lakes Golf Club open 7 days! It is a short drive to The Elizabeth City Centre, Elizabeth Tennis Club, Reading Cinemas, Gawler and Elizabeth Hospitals. Surrounded by various schools and colleges, this property is waiting for you and your growing family! Everything you need is right here, so call Mike Lao on 0410 390 250 to inspect today, don't delay or you might miss out! Year Built / 1985 (approx) Land Size / 580sqm (approx) Frontage / 22.5m (approx) Zoning / MPN-Master Planned Neighbourhood/EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,624 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$100 pa (approx) Estimated Rental / \$480 - \$510 pw Title / Torrens Title 5778/376 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 106.60sqm (approx) Total Building / 190sqm (approx) Construction / Brick Veneer 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/VGHqdC> 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.