

**2 Catherine Place, Munno Para, SA 5115**



**House For Sale**

Tuesday, 5 December 2023

**2 Catherine Place, Munno Para, SA 5115**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 251 m2**

**Type: House**



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**\$600,000 - \$660,000**

Step into luxury living with this exquisite ex-display Rosedale home, a stunning two-story haven built in 2014 and offering 251m<sup>2</sup> (approx.) of internal living. As you enter through the grand doorway, you're greeted by an inviting lounge room, a versatile study (potentially a fourth bedroom), and an open-plan integrated family room, dining area, and kitchen. The kitchen boasts Westinghouse stainless steel appliances, a gas cooktop, a dishwasher, soft closing drawers, and a mirrored splashback, perfect for culinary enthusiasts and entertainers alike. Upstairs unveils a sanctuary with three spacious bedrooms, including a master suite featuring a walk-in robe, ensuite and ceiling fan, while the other bedrooms boast built-in robes and ceiling fans. The upper level also offers a flexible living space on the landing, providing adaptability to suit your lifestyle, along with a balcony offering views overlooking the adjacent reserve, ideal for savouring your morning coffee. Completing this dream home is a double car garage and low-maintenance gardens, ensuring convenience and effortless living. Features you will love: \* Three spacious bedrooms, master with walk-in robe and ensuite and built-in robes in both bedroom two and three\* Study on the lower level which could be converted to a fourth bedroom\* Three generously sized living areas spanning over both levels offering versatility \* Well equipped kitchen with Westinghouse stainless steel appliances, including gas cooktop dishwasher and mirrored splashback \* Ducted reverse-cycle air conditioning providing year-round climate control\* Contemporary, light neutral tones throughout\* Low maintenance paved outdoor area with easy care gardens\* Double car garage Experience the epitome of contemporary elegance and comfort in this meticulously designed residence, where every detail has been carefully curated to offer you the finest in modern living. Located in a sought-after neighbourhood, this home provides easy access to local amenities, schools, shopping, and much more. Enquire today as opportunities like this don't last long! All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516