

**2 Madison Street, Munno Para, SA 5115**

**House For Sale**

Thursday, 13 June 2024

2 Madison Street, Munno Para, SA 5115

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 114 m2**

**Type: House**



Andrew Butler  
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**\$409k-\$449k**

Andrew Butler and Harris Real Estate are proud to present 2 Madison Street, Munno Para. Welcome to your dream home in the heart of convenience! This meticulously designed 2022 built two-storey townhouse on a Torrens Titled corner block offers a perfect blend of comfort, style, and practicality. Located in the heart of Munno Para, it's just a stone's throw away from all local amenities, including schools, shops, and transport options, ensuring a lifestyle of utmost convenience. As you step inside, you're greeted by an open and inviting main living area on the ground floor, flowing seamlessly into a cozy, private courtyard-perfect for quiet relaxation or intimate gatherings. The heart of this home, a sleek and modern kitchen, overlooks the family and meals area, equipped with an electric cooktop, stainless steel appliances, a dishwasher, generous benchtops, and ample storage including a large pantry, this kitchen is designed to delight any culinary enthusiast. For added convenience, the ground floor also hosts a laundry, powder room and direct access to a secure single garage. Ascending to the second floor, each bedroom offers privacy, comfort, and the luxury of a built-in robe. Adjacent to each bedroom is the large main bathroom. A study nook enhances the appeal, catering perfectly to modern lifestyles. This townhouse presents an incredible opportunity for those seeking modern living in a highly sought-after location. Whether you're a first-time buyer, downsizer, or investor, this property ticks all the boxes. Don't miss out on the chance to make this stunning townhouse your new home. Contact Andrew Butler on 0422 583 290 today to arrange a viewing and experience the epitome of contemporary living firsthand!

Specifications: CT / 6209/642 Council / Playford Zoning / SAC Built / 2022 Land / 114m<sup>2</sup> (approx) Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$450 - \$500 per week / Written rental assessment can be provided upon request

Nearby Schools / Mark Oliphant College (B-12), Munno Para P.S, Swallowcliffe School P-6, Kurna Plains School

Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069