

**20 Clare Mews, Munno Para West, SA 5115**

**House For Sale**

Thursday, 1 February 2024

Boffo

20 Clare Mews, Munno Para West, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 346 m2**

**Type: House**



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**\$465,000 - \$510,000**

Enjoy this modern abode, with a convenient floorplan perfect for comfortable family living. Boasting a spacious and light filled open plan living, dining and stylish white kitchen space complete with stainless steel appliances, gas stove top and breakfast bar. Including a neutral and stylish décor inside and low maintenance living on the outside, this easy-care home will appeal to families or first home buyers looking to get into the market and investors looking to add to their portfolio. Accommodation includes three good size bedrooms with built-in robes and the main bedroom with an ensuite. A glistening bathroom and separate laundry with access to the single car garage complete the layout of the home. Outside you will find easy care gardens with plenty of room to play! Offering an exceptional lifestyle with many great amenities close by, including a variety of parks within walking distance for the whole family to enjoy. Features that make this home special:- Master bedroom with built-in robe and ensuite- Good-sized bedrooms 2 and 3, both offering built-in robes- Light-filled open-plan living and kitchen area with split system air conditioner and sliding door to the backyard- Modern kitchen with gas cooktop, dishwasher, pantry and ample cupboard and bench space, including a breakfast bar- Sparkling main bathroom with separate shower and bath- Separate laundry - Low-maintenance backyard- Single garage with roller door, internal access and rear access through additional roller door - Currently tenanted until 24th of April 2025 for \$410 per week (Increasing to \$450 on 25/04/24) Ideally located close to a variety of schools including Andrews Farm Community Preschool, St. Columba College, Mark Oliphant College and Adelaide North Special School. All the shopping and entertainment that Munno Para Shopping City and Elizabeth City Centre are only a few minutes away or enjoy a round of golf at the nearby Playford Lakes golf course. All this and only 40 minutes (approximately) to the CBD via the Northern Expressway. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174