

**20 Tucker Street, Munno Para, SA 5115**



**Townhouse For Sale**

Monday, 11 December 2023

20 Tucker Street, Munno Para, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 121 m2**

**Type: Townhouse**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$429,000 - \$469,000**

\*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=dFCwJdkdPmZ>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this exceptional property that offers stylish and modern living in the vibrant region of Munno Para. Perfectly suited for first home buyers, investors, and families, this property is a true gem that ticks all the boxes. This modern and sunny, fully detached townhouse boasts an impressive low-maintenance floorplan with three bedrooms, two bathrooms, three toilets, and double garage situated on a corner with rear lane access. Arriving at the address, you are immediately greeted with an appealing rendered façade with lush surrounds, and a welcoming porch. The lower level is home to the large open plan living area and kitchen offering the new home owners ample space for entertainment and relaxation. The kitchen comes equipped with a gas cooktop, electric oven, dishwasher, ample bench and storage space with a built-in pantry and overhead cupboards. From the living area, sliding doors lead you to the sunny courtyard, perfect enjoying your morning coffee. Completing the lower level is a European-style laundry and a powder room for added convenience. Upstairs, you'll find all three bedrooms. The master bedroom is a private retreat, featuring a built-in robe, a private north facing balcony and an en-suite with a double vanity, shower, and toilet. The two guest bedrooms have comfortable carpet flooring underfoot, easy access to the second north/west facing balcony and are serviced by the main bathroom, which includes a bath, shower, vanity, and toilet. Fantastic property features include:- Reverse cycle split-system air-conditioning in the open plan living area- Kitchen with gas cooking, dishwasher, built-in pantry and ample storage- Master bedroom with a balcony, built-in robe and en-suite with double vanity- Two north facing balconies and a courtyard- Double garage with rear lanes and internal access- Rendered hebel construction with high thermal, acoustic and fire-rating properties Nestled in a convenient location within Playford Alive, you can walk to the local bus and train station and Tucker Sports Reserve is just a few steps from your front door. Enjoy easy access to a range of amenities, attractions, and schools including Mark Oliphant College, Munno Para Primary School and St Columba College for families. For outdoor enthusiasts, Playford Alive Town Park and Curtis Wetlands are just a short distance away, and when it comes to shopping, Munno Para Marketplace and Munno Para Shopping Centre is within close proximity, ensuring that all your retail needs are easily met. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2012 (approx) Dwelling Size / 179sqm (approx) Land Size / 157sqm (approx) Frontage / 13.25m (approx) Zoning / MPN-Master Planned Neighbourhood Local Council / City of Playford Council Rates / \$1,675.70 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$88.50 pa (approx) Estimated Rental / \$470-\$510pw Title / Community Title 6076/525 Community Rates / Nil Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority Internal Living / 121.5sqm (approx) Construction / Rendered Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/zi9ega> Edge Realty RLA256385 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.