

**22 Callinan Street, Munno Para, SA 5115**



**Townhouse For Sale**

Friday, 31 May 2024

22 Callinan Street, Munno Para, SA 5115

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 110 m2**

**Type: Townhouse**



Kylie Mahoney  
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## Contact Agent

Enjoy and embrace low-maintenance lifestyle with this contemporary townhouse, perfectly situated in an exciting and thriving community, Playford Alive. With all the facilities you need at your doorstep - state-of-the-art schools, beautiful wetlands, and open spaces for children to play and family and friends to meet. Your Town Centre is a hive of activity, with shops, cafés, restaurants and local services, making it a true one-stop destination for all your shopping needs. And there's easy-to-access transport, with improved bus and train services, dedicated bike trails and a new transit interchange at Munno Para making Playford Alive a truly connected community. Whether you're an investor seeking a quality addition to your portfolio - currently tenanted until 28/03/2025 or if you are a first-time homebuyer or looking to downsize and not in a hurry - this home is an exceptional opportunity. Young families and busy professionals are sure to like the fact that both bedrooms are upstairs, the master is a generously proportioned 4.2m x 3m (approx) with a walk-in-robe and split system air conditioner. The main bathroom is also upstairs and has a shower over the bath, there's a WC up here and a second one downstairs with a sink, so your upper floor remains private when you have guests visiting. Upstairs also houses another good-sized bedroom (3m x 3m approx) with a built-in-robe and there's an open study area at the top of the stairs. Depending on your family requirements this could be a great homework nook, or a designated office area. Downstairs, the streamlined kitchen wraps around two walls, with an eat-in kitchen ensuring economical use of space. The white ceramic tile splash back is timeless and yes, there's a dishwasher, along with a gas cook top. (If you wanted to complete the Zen look you could always add a freestanding island on wheels with a couple of bar stools, instead of a traditional table). The adjacent lounge room has another split system air conditioner and a sliding door from this section leads to a barbecue spot at the back and a side yard for the washing, which is partially screened. Overall, the outdoor space is functional and a good size, with a side gate providing direct pedestrian access. The property also has a single garage with auto door.

Upstairs Features: \* Two generous size bedrooms \* Master with walk in robe, ceiling fan and split system heating and cooling \* Bedroom 2 with built in robes \* Easy access main bathroom \* Study area

Downstairs Features: \* Open plan living and meals \* Open kitchen with plentiful bench space, dishwasher and pantry \* Down stairs toilet and laundry \* Split system heating and cooling \* Single auto carport

Additionally: Year Built - 201 Land Size - 157sqm (approx.) Local Council - City of Playford Zone - SAC - Suburban Activity Centre Currently tenanted at \$355 per week until 28/3/2025 Market rent \$420-\$40 per week

With the property's contemporary colours and textured exterior it certainly captures the eye outside, and the flowing floor plan and high ceilings completes the picture inside. This property presents an investment opportunity not to be overlooked. Schedule a viewing with Kylie Mahoney 0488 197 330. Don't hesitate - seize the chance to make this hot property yours today! \*\*The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*\*Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment! Call Kylie Mahoney 0488 197 330 or click on the following link <https://raywhitegawler.com.au/agents/kylie-mahoney/76640> Ray White Gawler, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia.

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