

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



**House For Sale**

Tuesday, 19 March 2024

22 Shribank Street, Munno Para, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 398 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$549,000 - \$599,000**

To submit an offer, please copy and paste this link into your browser:

[https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this light-filled, spacious and wonderful Munno Para home, which embodies comfortable modern family living. Featuring multiple living spaces and a variety of features to enhance family life, families love this gorgeous four-bedroom, two-bathroom home. The property is currently tenanted with a fixed lease of \$500 per week in place until 22/08/2024. Please note photographs of the property were taken in 2019 and are being reused as the property is tenanted. Arriving at the property, you'll discover a modern façade, double aggregate driveway and easy-care landscaped gardens that invite you to step inside and discover all that this superb home has to offer including ducted reverse cycle air-conditioning and heating throughout the home for temperature control. The stylish chef's kitchen enjoys views over the spacious open-plan family and meals area ensuring you'll never miss out on the fun. This gourmet oasis is complete with a suite of quality, stainless steel appliances including a gas cooktop, electric oven and dishwasher. There are also laminate benchtops, an island bench with a breakfast bar plus plenty of storage within the large walk-in pantry and overhead cupboards. Step through the sliding doors to the rear alfresco for the ultimate indoor-outdoor dining experience. Enjoy a Sunday BBQ with loved ones, surrounded by the low-maintenance garden. The fully fenced backyard provides a safe place for the kids or family pet to run free. Back inside, extending the living space is a home theatre with double doors and an inviting study, providing plenty of space for the whole family to spread out and relax. The home theatre could be utilised as a fourth bedroom, playroom, or rumpus depending on your needs. The master suite is set at the rear and enjoys a his and hers walk-in robe and private en-suite. Built-in robes are fitted in both bedrooms 2 and 3 which housed between the main 3-way bathroom with a separate toilet, bath, shower and vanity area. Key features you'll love about this home: - Ducted reverse cycle air conditioning and heating with 5 zones - Open plan living area plus a separate home theatre - Ample storage throughout with a walk-in storage room, walk-in robe and built-in robes - Double garage with an automatic roller door and internal access - Instant gas hot water Ideally located in the thriving region of Munno Para with shopping centres, cafes, restaurants, medical facilities, and public transport links nearby. You can walk to Nolan Reserve and Playground and Mark Oliphant College. St Columba College is within easy reach as is Woolworths Playford, Munno Para Retail Hub and Munno Para Shopping Centre. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2019 (approx) Land Size / 398sqm (approx - sourced from Land Services SA) Frontage / 15m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$2,076 pa (approx) Water Rates (excluding Usage) / \$628.36 pa (approx) Es Levy / \$131.60 pa (approx) Current Rental / Fixed lease of \$500 pw until 22/08/2024. Estimated Rental / \$530-\$580pw Title / Torrens Title 6085/507 Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority - See Title Internal Living / 174.3sqm (approx) Total Building / 229.4sqm (approx) Construction / Brick Veneer 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/6l28B> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.