

**24 Almond Circuit, Munno Para West, SA 5115**



**Sold House**

Tuesday, 2 April 2024

24 Almond Circuit, Munno Para West, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Steven Ulbrich  
0881808162



Kieren Wehr  
0881808162

**\$548,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth and "Team Ulbrich" present this superb three-bedroom cottage style home set in a quiet pocket in the high demand suburb of Munno Para West. Nestled among other beautifully presented homes and situated on a 300m<sup>2</sup> block (approx.), this home, tenanted till February 2025, offers low maintenance gardens and lawn, has brilliant street appeal and is located across the road from a reserve. As you enter the home past the picket fence, quality flows nicely with its bright colored tiling. The master bedroom boasts a reverse cycle split system air conditioner and a walk in robe. Its ensuite offers a shower, a toilet and a basin. The remaining bedrooms are also generous in size and come complete with floor to ceiling mirrored built in robes with bedroom two also delivering another reverse cycle split system air conditioner. All bedrooms have wooden look flooring, adding to that modern touch. The second bathroom comes complete with a bath, a shower, a basin and a separate toilet nearby. The laundry offers exceptional space for all your cleaning appliances along with a linen cupboard nearby and outside access through the sliding glass doors. The open plan kitchen/dining and family area is simply stunning and perfect for endless entertaining. The kitchen, lit up with LED lighting, offers a breakfast bar with ample bench space and plenty of under bench and above bench cabinetry along with a pantry. The quality stainless steel gas and electric appliances are of a high calibre perfect for the home chef and the inclusion of a dishwasher ensures clean ups are a breeze. The entire area is well maintained with the homes third reverse cycle split system air conditioner allowing you to be in utmost comfort all year round. Venturing outside through the sliding glass doors of the main living space to the backyard you are greeted with a 23m<sup>2</sup> undercover alfresco entertainment space with dual fans and lighting. The backyard also offers fenced off gardens along the rear perimeter and a grassed area along the left side of the dwelling for the children and pets to enjoy. With security screens, a garden shed and a carport, this home is certainly one to drum up significant interest from the astute investor.

**FEATURES YOU WILL LOVE:**

- 300m<sup>2</sup> block (approx.)
- 167m<sup>2</sup> build (approx.)
- 2008 build
- Tiled throughout
- Master bedroom with a WIR, an ensuite and a reverse cycle a/c
- Remaining bedrooms with BIR's and bedroom two with a reverse cycle a/c
- All bedrooms have wooden look flooring
- Second bathroom with a separate toilet
- Large laundry with nearby linen cupboard
- Kitchen with quality stainless steel gas/electric appliances and a pantry
- Dishwasher
- A third reverse cycle a/c to main living
- Alfresco with dual fans and lighting
- Fenced off gardens
- Grassed area
- Garden shed
- Carport
- Security screens
- Low maintenance gardens and lawn
- Almond Cct Reserve across the road
- Public transport - 2 minute walk
- St Columba College (R-YR12) - 4 minute drive
- Munno Para Shopping City - 8 minute drive
- Cafe's and Restaurants - 4 minute drive
- The Adelaide CBD - 32 minute drive

This family home is located close to shopping centers, sporting facilities, medical centers and is perfectly positioned among other beautiful homes in the area. This is an opportunity you won't want to miss! Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put in an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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 representative is given or made as to the correctness of information supplied and neither the owners nor 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.