

25 Freeman Avenue, Munno Para, SA 5115

Sold House

Friday, 3 November 2023

25 Freeman Avenue, Munno Para, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sam Murabito
0418806806

\$715,000

RECORD PRICE!!! SOLD AT AUCTION This spacious double story residence offers elite executive accommodation featuring 4 generous bedrooms, formal and casual living, quality decor and double garage, all nestled on a generous family size allotment with a verdant outlook to Freeman Reserve. Be prepared to be impressed as you enter to a generous custom designed timber and glass staircase and adjacent formal lounge, the perfect place to receive your guests, catch a movie or entertain in formal comfort. Sleek tiled floors, fresh neutral tones and LED down-lights flow effortlessly through to a large open plan family/dining room where quality appointed kitchen overlooks. Cook in contemporary comfort with elite fittings including stone bench-tops, crisp modern cabinetry, frosted glass splash backs, double sink with filtered water, stainless steel appliances, Bosch dishwasher, wide breakfast bar and ample pantry space. Step seamlessly from indoor to outdoor living as you entertain on a tiled alfresco portico, constructed under the main roof and offering views over large rear yard where sweeping lawns, established garden beds and cubby house provide ample space for kids and pets to roam and play. Upstairs boasts 4 generous bedrooms. The master bedroom suite features a walk-in robe, on the bathroom with 'his and hers' shower and direct access to a private balcony overlooking the adjacent reserve. Bedrooms 2, 3 & 4 all boast built-in robes and are serviced by a bright main bathroom with separate bath and shower and separate toilet. A double garage with auto panel lift doors will securely accommodate the family cars and there is a drive-through rear roller door plus internal access to the home, perfect for those with caravans, boats or recreational vehicles. Ducted reverse cycle air-conditioning will ensure your year-round comfort as you recline and enjoy the stylish amenities this custom-built residence offers. Briefly: * Fabulous double story executive residence with quality fixtures and fittings throughout * Generous formal lounge adjacent the entrance, with sliding doors to front verandah * Boutique 3 step cornices and high ceilings * Spacious entrance hallway with custom designed timber and glass staircase * Large open plan family/dining room with integrated kitchen * Kitchen boasting stone bench-tops, crisp modern cabinetry, frosted glass splash backs, double sink with filtered water, stainless steel appliances, Bosch dishwasher, wide breakfast bar and ample pantry space. * Tiled alfresco entertaining portico constructed under the main roof * Large lawn covered rear yard with cubby house, tool shed and established gardens * 4 spacious bedrooms to the upper level, all with robe amenities * Master bedroom with walk-in robe, en-suite bathroom and private balcony * En-suite bathroom with 'his and hers' shower * Bedrooms 2, 3 & 4 all with built-in robes * Bright main bathroom with separate bath and shower * Ground floor powder room and upstairs toilet * Walk-through laundry with exterior access door * Double garage with auto panel lift doors, drive-through rear roller door and internal access to the home * Ducted reverse cycle air-conditioning throughout - 2 reverse cycle units for separate levels * Custom Burns for Blinds roller blinds throughout * Freshly painted with new carpets throughout Perfectly located in a low traffic area with a refreshing outlook to Freeman Reserve. Public transport a short walk to Douglas Drive. The Northern Expressway is easily accessed for a quick trip to Gawler or the City. Quality local shopping can be found just a short walk away at Playford Alive Shopping Centre. Playford Lakes Golf Course is just up the road or enjoy Stebonheath Park, the Smith Creek Reserve and Curtis Wetlands, all perfect locations for your daily exercise and recreation. Specifications: CT Reference / 6042/99 Council / City of Playford Zone / MPN - Master Planned Neighbourhood EAC - Emerging Activity Centre Year Built / 2011 Land Size / 465 m² approx Council Rates / \$2,079.25 per annum SA Water Rates / Supply \$74.20 & Sewer \$85.96 per quarter + usage Emergency Services Levy / \$134.65 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Vella Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Vella Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289 AUCTION The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at

least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.