

276 Newton Boulevard, Munno Para, SA 5115

Sold House

Tuesday, 14 November 2023



276 Newton Boulevard, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 159 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$446,000

*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://shorturl.at/mrPY3>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 modern, spacious and stylish two-storey townhouse. Ideal for first-time buyers, young families, downsizers and investors, there will be no shortage of eager house-hunters vying to secure this impressive property. Currently tenanted with a fixed lease of \$360 per week until 1/2/2024, this property provides instant returns.The main level is home to the living areas including a front lounge room and an open-plan family room at the rear. Ducted reverse cycle air-conditioning ensures absolute comfort throughout plus there are vertical blinds, oyster lighting and floating floors underfoot. Extending the living space even further is the private, paved patio which connects to the family room with a sliding door. You can show off your master chef skills in the kitchen with a suite of Chef stainless steel appliances including a gas cooktop and electric oven. A Dishlex dishwasher will make cleaning up a breeze plus there's also a breakfast bar, laminate benchtops and a tiled backsplash. Completing the downstairs layout is a European laundry and powder room.Heading upstairs you will find three bedrooms, including the master with a walk-in robe, an en-suite and a large balcony. A central main bathroom, with a single shower, bath and separate toilet, services the guest rooms which are also complete with built-in robes for absolute convenience.This low-maintenance home offers:- Ducted reverse cycle air-conditioning - A double lock-up carport with an automatic roller door and laneway access - Low-maintenance gardens and an easy-care 159sqm block- Instant gas hot water system- Quality finishes and fixtures throughout - NBN readyIn addition to all these amazing features, residents will find the Tucker Sports Reserve, Nolan Reserve Playground, Playford Lakes Golf Course and Mark Oliphant College all within comfortable walking distance. Convenient grocery shopping and eateries can be reached in less than 5 minutes while Munno Para Shopping City is only 8 minutes away and is host to some great retail stores.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 2013 (approx)Land Size / 159sqm (approx) Frontage / 5.5m (approx)Zoning / MPN-Master Planned Neighbourhood/EAC-Emerging Activity CentreLocal Council / City of PlayfordCouncil Rates / \$1,756.35 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$104.40 pa (approx)Current Rental / Fixed lease of \$360 pw until 1/2/24Estimated Rental / \$440 - \$480 pwTitle / Torrens Title 6094/380Easement(s) / NilEncumbrance(s) / To Urban Renewal Authority - See titleInternal Living / 110.5sqm (approx)Total Building / 196.3sqm (approx)Construction / RenderedGas / ConnectedSewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/2pLaJW>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.