

**28 Ascot Avenue, Munno Para West, SA 5115**

**House For Sale**

Tuesday, 11 June 2024



28 Ascot Avenue, Munno Para West, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

## \$549,000 - \$599,000

\*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://bit.ly/3V0qjdn> 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 modern family home located in a family-friendly area opposite Acacia Reserve. This beautifully designed property features a rendered facade, double aggregate concrete driveway, and low maintenance gardens, making it both attractive and practical. Currently tenanted and returning \$530 per week until 17/8/24, this property is ideal for families, first home buyers, and investors alike, combining contemporary style with practicality and an excellent rental return. The hub of the home is the open plan family and meals area, which boasts reverse cycle air-conditioning, LED down lights, and tile flooring. The space is perfect for both entertaining and everyday living, with a sliding door inviting you to the rear alfresco area. For those who seek a bit of quiet time, a separate lounge room set off the hallway provides a cozy retreat with carpet flooring, ideal for movie nights or relaxing with a book. The kitchen is a standout feature, overlooking the open plan living area and equipped with Baumatic stainless steel appliances, including a 5 burner gas cooktop, electric oven, and dishwasher. The built-in pantry, and overhead cupboards offer ample storage, while the island bench with a breakfast bar provides a perfect spot for casual dining and morning coffees. This home offers four spacious bedrooms, ensuring plenty of room for the entire family. The master bedroom is a luxurious retreat with a his & hers walk-through robe and an en-suite that features a double vanity, large shower, and toilet. The remaining three bedrooms are well-appointed with built-in robes, roller blinds, and carpet flooring. The main bathroom includes a step-in shower, vanity, soaking tub, feature tiles, and a separate toilet, catering to the needs of a busy household. Additionally, a large built-in linen cupboard is located just off the laundry, which also provides access to the double garage. The outdoor area is designed for enjoyment and ease of maintenance. The alfresco space is perfect for outdoor dining and entertaining, while the lush lawn and garden beds offer a serene environment for children to play and adults to relax. The double garage, with an automatic roller door, internal, and rear access, provides secure and convenient parking. Key features you'll love about this home: - Reverse cycle air-conditioning in the open plan living and master - Master bedroom with walk-through robe and en-suite with double vanity and large shower - Double garage with an automatic roller door, internal and rear access - Security doors - Rainwater tank with an electric pump - Instant gas hot water Offering convenience and a picturesque setting to enjoy whether you are on the hunt for your forever home, first property or investment property. Acacia Reserve is across the road, and St Columba College, Mark Oliphant College and Munno Para Primary School are all within easy reach. A short drive will take you to Munno Para Marketplace, Munno Para Retail Hub and Munno Para Shopping Centre. If you are commuting to the CBD, you can be there within 40 minutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2016 (approx) Land Size / 450sqm (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 / \$1,971.15 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$122.55 pa (approx) Current Rental / Fixed lease of \$530 pw until 17/8/24 Estimated Rental / \$550-\$600pw Title / Torrens Title 6121/934 Easement(s) / Nil Encumbrance(s) / To Fairmont Land Holdings Pty.Ltd. - See Title Internal Living / 134.9sqm (approx) Total Building / 173sqm (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/ALWo6plf> 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.