

31 Kalyvas Drive, Munno Para West, SA 5115



Sold House

Saturday, 12 August 2023

31 Kalyvas Drive, Munno Para West, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 527 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$551,000

*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://my.matterport.com/show/?m=oBSHLzHdSHQAuction>: Sunday 27th August 2023 onsite at 12:30pm (Unless Sold Prior)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 stylish, contemporary house that offers three bedroom, two bathrooms, multiple living areas and a long list of must-have features that will tick all the boxes. Perfectly located in a quiet street and surrounded by equally beautiful properties, you'll find that this light and bright residence is great for entertaining, ideal for couples, young families, or anyone looking to enjoy a comfortable, low-maintenance lifestyle.First to greet you as you arrive at the address are beautifully landscaped easy-care gardens and a classic red brick facade. Once you've parked your car in the double carport, you can then step inside to discover the well-maintained layout with ducted evaporative air-conditioning and ducted gas heating throughout.The kitchen is a true home chef's dream, with plenty of benchspace and storage room in the quality cabinetry. There are modern appliances including an induction cooktop, electric oven, dual drawer dishwasher and breakfast bar. It's easy-to-clean tile floors flow into the open-plan meals/family area, filled with light coming through the vast windows and the sliding doors that lead outside or you can step into the separate formal lounge and dining room set at the front of the home with a bay window and roller shutters ensuring this space is cosy for your next movie night.There are three spacious bedrooms, all of them with practical built-in wardrobes, and sharing a chic main bathroom with a separate toilet while the main suite boasts a en-suite bathroom and a large walk-in closet, for maximum privacy and convenience.The expansive outdoor entertaining area sits under a pitched roof verandah with a ceiling fan and over looks the well-manicured backyard with lush lawn for the kids to play. The double carport has drive-through access to the verandah for ample under-cover vehicle storage.Other features of this amazing home include:- 6.6kW solar system - Filtered water system servicing the whole home- Ducted evaporative air-conditioning and ducted gas heating throughout- Split-system air-conditioning units in the open plan living and formal lounge/dining- Roller shutters throughout and security doors- Kitchen with electric appliances and dual drawer dishwasher- Multiple spacious living areas inside and out- A practical laundry room with external access and a large linen cupboard in the hallway- Low maintenance gardens - Four sheds for additional storage- Double carport with an automatic roller door and drive-through access- Corner block with potential to add side access for caravan parking- Interior freshly paintedIdeally located in the heart of Munno Para West, you'll be part of a friendly community with many amenities at your fingertips. Mark Oliphant College and St. Columba College are within easy reach as are the Playford Lakes Golf Course, North Lakes Playground and Chellaston Park for endless hours of fun. Munno Para Shopping City and Woolworths Playford are a short drive away and easy access to the expressway ensure a smooth commute to the Adelaide CBD.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 2010 (approx)Land Size / 527sqm (approx) Frontage / 17m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$2,042.75 pa (approx)Water Rates (excluding Usage) / \$616.08 pa (approx)Es Levy / \$131.70 pa (approx)Estimated Rental / \$530-\$580pwTitle / Torrens Title 6029/528Easement(s) / NilEncumbrance(s) / NilInternal Living / 186sqm (approx)Total Building / 280.7sqm (approx)Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/5hzvOr>Vendors Statement: The vendor's statement (Form 1) may be inspected at the Edge Realty Office at 5/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.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. 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