

35 Catalonia Avenue, Munno Para West, SA 5115



House For Sale

Thursday, 13 June 2024

35 Catalonia Avenue, Munno Para West, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Troy Reid
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Rhys Escritt
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Auction Online | Unless Sold Prior

Troy Reid & Rhys Escritt are proud to present to market, 35 Catalonia Avenue, Munno Para West! This beautifully designed property offers spacious living areas, modern amenities, and excellent entertaining spaces, making it the perfect home for families seeking both comfort and style. Located in the thriving suburb of Munno Para West & is the perfect property for first home buyers, growing families and investors alike! This home boasts 4 generously sized bedrooms, each providing ample space and natural light. The master bedroom features an ensuite bathroom and walk through wardrobe, ensuring privacy and convenience. The additional three bedrooms feature built in robes are serviced by a well-appointed second bathroom, complete with modern fixtures and fittings. The heart of the home is the open-plan living, dining area which seamlessly integrates with the contemporary kitchen. Equipped with stainless steel quality appliances, ample storage, and a large island bench, the kitchen is ideal for family meals and entertaining guests. Step outside to discover the undercover entertaining space, perfect for hosting gatherings or enjoying family barbecues. The low-maintenance yard is a blank canvas for you to create your own garden oasis. Nestled in the heart of Munno Para West, this property is centrally located with ease of access to Munno Para Shopping Centre, Elizabeth Shopping Centre, cafes, schools, Warrior Park & Playford Lakes Golf Course. Stay connected to surrounding suburbs with the use of public transport options and the Northern ExpressWay! Features: • Kitchen features a walk in butlers pantry with oodles of storage space • Gas cooktop in the kitchen is great for the budding chef in the family. • Vinyl floorboards throughout the property create comfort underfoot and a sleek look. • Your year round air comfort is sorted with the reverse cycle ducted heating and cooling throughout the house. • Large pitched verandah is the perfect place for entertaining friends and family. • Manual sprinkler system in the garden makes keeping plants thriving a breeze! • 6x4 concrete shed is an ideal workshop or storage for garden equipment • Double garage with electric roller door for ease of use and rear access to the property. • Enjoy electricity peace of mind with the solar panels installed on the roof. More Info: Built - 2020 Land - 630 sqm (approx.) House - 223 sqm (approx.) Zoned - MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Council - PLAYFORD Gas - mains Solar - 6.6KW To register your interest please phone Troy Reid on 0404 195 919 or Rhys Escritt on 0411 313 745. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. *Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373