

# 36 Valiant Road, Munno Para West, SA 5115

## Sold House

Thursday, 19 October 2023



36 Valiant Road, Munno Para West, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$500,000**

\*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/gkBCK>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 delightful light-filled family home you'll be proud to call your own. Located within a peaceful enclave of Munno Para West, you will enjoy a good-size yard, four bedrooms, two bathrooms and easy access to everything this vibrant region has to offer. The property is currently tenanted with a fixed lease of \$465 per week in place until 28/6/2024. Everyday life is sure to revolve around the open-plan kitchen, family and meals area with easy care tiles and comfortable carpet floors, a reverse cycle split system air-conditioner and an abundance of soft natural light. From here, you can step through the glass sliding doors leading outside where you can host your Sunday BBQ and keep an eye on the kids playing in the fully fenced backyard. With ample bench space and storage in the kitchen, preparing meals will never be a hassle again. There's a tiled backsplash plus a suite of stainless steel appliances including a gas cooktop, electric oven and dishwasher. There are four bedrooms and two bathrooms including your master bedroom with a walk-in robe and en-suite. Two of the guest bedrooms both have built-in robes and all are conveniently serviced by the main bathroom with a separate bath, shower and toilet. Fantastic property features include:- Four bedrooms, two bathrooms and an open plan living area- A charming red brick facade add to the street appeal- Air-conditioning unit in the open plan living area- Single garage with an automatic roller door- Low-maintenance yards - Instant gas hot water system Whether this is to be your first home or an investment, you are sure to appreciate the central location. Playford Lakes Golf Club is located only moments from your door, it's a short drive to Munno Para Marketplace and you are 10 minutes from Munno Para Shopping City. For families, you are minutes from Playford Alive Town Park and a host of schools including Mark Oliphant College, Adelaide North Special School and Andrews Farm Community Preschool. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2016 (approx) Land Size / 300sqm (approx) Frontage / 10m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,801.10 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$108.20 pa (approx) Current Rental / Fixed lease of \$465pw until 28/6/2024 Estimated Rental / \$500-\$550pw Title / Torrens Title 6094/595 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 115.9sqm (approx) Total Building / 140sqm (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/Jp7UXK> 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.