

**4 McAdam Street, Munno Para, SA 5115**

**Townhouse For Sale**

Tuesday, 2 April 2024

4 McAdam Street, Munno Para, SA 5115

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 59 m2**

**Type: Townhouse**



Mark Lloyd  
0882854777



Marie Fabian  
0421205578

**\$359k-\$379k**

Team Lloyd and Harris Real Estate are proud to present 4 McAdam Street, Munno Para. Welcome to your dream home in the heart of convenience! This meticulously designed 2016 built two-storey townhouse on a Torrens Title offers a perfect blend of comfort, style, and practicality. Located in the heart of Munno Para, it's just a stone's throw away from all local amenities, including schools, shops, and transport options, ensuring a lifestyle of utmost convenience. Enjoy the comfort of two bedrooms, each offering its unique perks. The downstairs bedroom boasts an ensuite, built-in-robe, and a reverse cycle split system, including a small outside court yard, providing privacy and comfort. Meanwhile, the upstairs bedroom features a walk-in-robe, ensuring ample storage space. Upstairs, you'll find an inviting open plan dining and living area which includes a well-appointed kitchen. The kitchen is equipped with modern appliances, including a gas cooktop and electric oven along with a dishwasher, catering to all your culinary needs. Another reverse cycle split system ensures year-round comfort in this living space. Convenience is key with a main bathroom also located upstairs, ensuring easy access for both residents and guests. Step outside onto your own private front balcony and soak in the serene surroundings. A pull-down privacy block out blind offers added seclusion, allowing you to relax and unwind in complete comfort. A single garage featuring a panel lift automatic roller door provides space for 1 vehicle with the added convenience of internal access. This townhouse presents an incredible opportunity for those seeking modern living in a highly sought-after location. Whether you're a first-time buyer, downsizer, or investor, this property ticks all the boxes. Don't miss out on the chance to make this stunning townhouse your new home. Contact Mark Lloyd on 0414 687 754 or Marie Fabian 0421 205 578 today to arrange a viewing and experience the epitome of contemporary living firsthand!

Specifications: CT / 6143/966 Council / Playford Zoning / SAC Built / 2015 Land / 59m<sup>2</sup> (approx.) Frontage / 4.7m SA Water / \$206pq Council Rates / \$1586.90pa Estimated rental assessment / \$430 - \$470 per week / Written rental assessment can be provided upon request

Nearby Schools / Mark Oliphant College (B-12), Munno Para P.S, Swallowcliffe School P-6, Kurna Plains School

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