

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

**House For Sale**

Friday, 13 October 2023



4 Riceana Street, Munno Para, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Christine Holowiecki  
0883512776



Michael Holowiecki  
0883512776

## From New Build to New Beginnings

Best Offers By Tuesday 31st October 2023 @ 6:00pm (Unless Sold Prior)

Attention homebuyers! This splendid property presents an exceptional opportunity for eligible buyers seeking the first home buyers grant and potential stamp duty exemption. Unlock your dream of homeownership with this remarkable offer, subject to satisfying eligibility criteria. Don't miss out on this chance to make your dreams a reality!

Michael and Christine Holowiecki of Keeping It Realty are proud to present this newly built home situated in the fast-growing suburb of Munno Para. This 2023 build ensures modern amenities and quality craftsmanship that's perfect for those looking to settle into a comfortable family home.

Upon entering, a splendid, lengthy hallway unfolds, providing a glimpse of the timeless appeal of floating floors throughout the property. The master bedroom is a true highlight, boasting built-in robes and a convenient ensuite bathroom, offering a perfect retreat at the end of the day. Two more bedrooms, each thoughtfully equipped with built-in robes, ensures that your family or guests will always have a cozy haven to retire to. One of the highlights of this home is the presence of ceiling fans in all bedrooms, ensuring that you stay cool and comfortable year-round.

For those who crave relaxation, the second bathroom beckons, complete with both a shower and a bath, providing the perfect setting for soothing soaks and refreshing showers alike. While all the bedrooms boast plush carpets underfoot, the bathrooms and laundry area are adorned with neutral and low-maintenance tiles.

Parking your vehicle in the single garage is now effortless, providing the utmost convenience with its enclosed space and automatic roller door. Additionally, with the added parking space in front of the garage, your vehicles will always have a home.

Continuing your journey through the home, you'll discover the inviting open plan living room, complete with a split system unit for climate control. This versatile space is ideal for creating cherished memories with loved ones or simply unwinding with a good book. The kitchen stands as a genuine culinary work of art, equipped with a dual sink, a dishwasher, and a gas stove cooktop. Whether you're preparing a swift dish or savouring gourmet delights, this kitchen becomes your epicurean haven.

Step outdoors and you'll discover a low maintenance backyard, offering a peaceful setting for outdoor gatherings and leisurely days basking in the invigorating South Australian atmosphere. Whether you envision creating a BBQ haven or adding a pool (STCC) for those sizzling summer days, this backyard is a blank canvas, and the choice of how to enhance it is entirely yours.

Location plays a pivotal role, and this residence certainly lives up to expectations, situated just a quick \*10-minute drive away from the Munno Para shopping centre. Moreover, the proximity to excellent schools ensures top-notch education for your children. For those who fancy a round of golf, a golf course is conveniently located walking distance from the home.

For further information about this listing, please contact: Christine Holowiecki on 0422 399 943 or Michael Holowiecki on 0404 833 919.

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