

# 40 Ramnet Circuit, Munno Para, SA 5115



## House For Sale

Monday, 27 May 2024

40 Ramnet Circuit, Munno Para, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 520 m2

Type: House



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**\$599,000 to \$625,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this terrific buying opportunity in a beautiful quiet pocket of Munno Para. This superb home with four bedrooms and two bathrooms is set on a 520m<sup>2</sup> allotment (approx.), has a build size of 167m<sup>2</sup> (approx.) and offers established front and rear gardens and lawn. As you approach the home, you are greeted with hybrid wooden flooring throughout. The master bedroom offers a walk in robe and an ensuite comprising of a shower, a toilet and a basin. Bedroom two offers triple floor to ceiling built in robes, bedroom three offers built in robes and all bedrooms offer fans with inbuilt lighting and are carpeted. The second bathroom includes a bath, a shower, a separate toilet, a separate vanity space along with a linen cupboard. The laundry isn't short of storage with a second linen cupboard and plenty of room for your cleaning appliances including access outside. The kitchen area which overlooks the open plan dining and family areas boasts ample above and below bench cabinetry, stainless steel gas and electric appliances, a dishwasher, a breakfast bar, a Pura tap and a pantry. The entire home has ducted reverse cycle air conditioning throughout to provide you with all year round comfort. The outside of the home is absolutely spectacular. Entering from the sliding glass doors you are greeted with a massive paved undercover gabled entertainment area shielding you from the weather elements. This immaculate backyard also provides the lucky buyer with a generous lawn area, perfect for the children and pets to play on and a fire pit area where you can enjoy deep and meaningful conversations whilst toasting marshmallows on a cold winters night. This large allotment allows the huge front and backyards to wrap itself around the entire dwelling. With security screens, plenty of off street parking, a panel lift door for the double carport and a reserve across the road, this home is sure to impress and won't hang around for long.

**FEATURES YOU WILL LOVE:**

- 520m<sup>2</sup> block (approx.)
- 167m<sup>2</sup> floorplan (approx.)
- 2006 build
- Hybrid wooden flooring throughout
- Four carpeted bedrooms
- Master bedroom with WIR and ensuite
- Remaining bedrooms with BIR's and fans with inbuilt lighting bar bedroom four
- Second bathroom with a bath, a shower, a separate toilet and vanity space
- Laundry
- Multiple linen cupboards
- Kitchen with stainless steel gas and electric appliances, a breakfast bar, a Pura tap and a pantry
- Dishwasher
- Ducted reverse cycle air conditioning
- Paved gabled outdoor undercover area
- Large lawn and fire pit areas
- Double garage with a panel lift door
- Security screens
- Ample off street parking
- Low maintenance and established gardens and lawn
- A reserve across the road
- Nolan Reserve Playground - 8 min walk
- St Columba College (R-YR12) - 7 min drive
- Munno Para Shopping Centre - 7 min drive
- Cafes/Restaurants - 4 min drive
- Adelaide CBD - 35 min drive

Perfectly located in a quiet pocket of Munno Para with many amenities at your doorstep including shopping centers, public transport, sporting clubs and schools, you won't be disappointed! For more information call Steven Ulbrich on 0484 277 674 today, or attend our scheduled open inspection. To put in an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich or click on the following link: <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

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