

**46 Light Avenue, Munno Para, SA 5115**



**House For Sale**

Wednesday, 20 March 2024

46 Light Avenue, Munno Para, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 435 m2**

**Type: House**



Gareth Dickins  
0882559555

**\$620,000 - \$650,000**

Presenting this exquisite ex-display home, Gareth Dickins of LJ Hooker is delighted to introduce a residence that epitomizes luxury living. If you seek a residence that exudes elegance and sophistication, look no further than this remarkable property. From its captivating facade to its meticulously landscaped backyard, this home is truly exceptional. The property boasts quality floor tiles, recessed lighting, and expansive picture windows, enhancing its overall allure. Stylish open-plan living area featuring a chef's kitchen equipped with top-of-the-line appliances and ample cupboard space, seamlessly flowing into the meals area and family room. Encompassing an array of desirable features, this home includes:- Charming master bedroom complete with a walk-in robe and ensuite- Refined formal lounge room- Bedrooms 2 and 3, situated off the rear hallway, are complemented by a pristine 3-way bathroom- The laundry, adorned with built-in cabinetry, showcases impeccable design- An oversized double garage offers direct access to the home- Climate control is ensured with a reverse cycle ducted air conditioner and roller shutters, providing year-round comfort and security- Outdoors, a rear A-pitch entertainment area overlooks beautifully landscaped gardens, while a second entertainment area extends the full length of the home. Additional amenities include a rainwater tank and a tool shed, the property is equipped with a substantial solar system featuring 2 inverters and a battery. Conveniently located just moments away from the Munno Para shopping complex, this residence offers easy access to private and public schools, a scenic golf course, picturesque walking trails, and public transportation. Experience the epitome of luxury living in this exceptional home. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355