

**5/88 Peerless Road, Munno Para West, SA 5115**



**House For Sale**

Friday, 3 November 2023

5/88 Peerless Road, Munno Para West, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 274 m2**

**Type: House**



Andrew Rose

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**\$430,000 - \$450,000**

Presenting a charming home that serves as an ideal opportunity for first-time buyers, young couples, or savvy investors eager to expand their property portfolio, Andrew Rose of LJ Hooker is pleased to showcase this delightful property. At the heart of daily life is the open-plan and light-filled kitchen, meals, and family room situated at the rear of the floorplan. Sliding glass doors allow natural light to illuminate the space, complemented by a split system unit for year-round comfort. This area becomes a favourite gathering spot for cooking, enjoying meals, or unwinding at the end of the day. The well-equipped kitchen features a gas cooktop and oven, retractable range hood, double sink, built in pantry, and a dishwasher. Overlooking the family and meals area, it makes entertaining guests a seamless experience. The master bedroom, positioned in the middle of the home, boasts a walk-in robe and ensuite, ensuring complete comfort. Bedrooms two and three provide built-in cupboards for storage convenience, with easy access to the main bathroom. Step outside to discover a private outdoor area, perfect for hosting barbecues with friends and family. The low-maintenance backyard caters to a busy lifestyle or those seeking relaxation over extensive gardening. Notable features include:- Split system air conditioning for climate control- Walk-in robe in the master bedroom and built-in cupboards in bedrooms 2 and 3- Garage with roller door, internal, and rear access- Community Title- Private and quiet location Invest with confidence – in today's competitive rental market, we estimate this property could yield a rental income of \$440-\$460 per week. Year Built / 2017 (approx) Land Size / 274sqm (approx.) Local Council / City of Playford Council Rates / \$415 per quarter (approx) Title / Community Title Strata Fees / \$137 per quarter Easement(s) / Nil Situated on a manageable 274sqm block in a tranquil neighborhood surrounded by quality homes, this property is conveniently located near bus stops and essential facilities, including Woolworths, BWS, Terry White Chemist, Playford Alive Library, Community Centre, and Town Park. Munno Para Shopping Centre, the Northern Expressway, Mark Oliphant College, St Columba College, and John Hartley Primary School are also easily accessible. Whether you're a first-time buyer, a young couple, or an investor seeking potential returns, this property offers a great start and a fantastic lifestyle. To submit an offer, please copy and paste this link into your browser: [https://app.propps.com/card/agt\\_S4vThZKxc6uKuJwl/listings](https://app.propps.com/card/agt_S4vThZKxc6uKuJwl/listings) For inspections, contact Andrew Rose at 0421 988 597. 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