

# 6 Wallaby Street, Munno Para, SA 5115

## Sold House

Monday, 11 December 2023

6 Wallaby Street, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 365 m2

Type: House



Paul Whitney  
0433273034



Matt Crouch  
0435736133

**\$490,000**

Paul Whitney and Harris are proud to present 6 Wallaby Street, Munno Para. This 3-bedroom, 2-bathroom with the modern lifestyle in mind, will provide the opportunity to step into your new life seamlessly. In the ever developing and growing suburb of Munno Para, there is a true sense of community and all the necessities you need for everyday life are within an easy distance – It simply doesn't get any better than this! Upon entry you will be invited in by the modern and neutral tones which flow throughout. Continue through and be captivated by the open plan living, kitchen and meals area – making everyday life easy. The contemporary themed kitchen boasts; a gas cooktop, oven, range-hood, and double sink. Equipped with an abundance of cupboard and bench space including pantry, overheads and breakfast bar this kitchen is sure to make cooking an absolute pleasure. The home offers 3 generous bedrooms, with the master bedroom featuring a walk-in robe, and ensuite – the perfect parents retreat. Bedrooms 2 and 3 located together both feature built-in robes and ceiling fans and are nearby to the main bathroom and separate toilet making it a clever and convenient design. What we also love about the home: • Ducted and split system air-conditioning. • Low maintenance yards. • Small shed. • Double carport accessed via private lane at the back of the home. • Laundry with direct access to backyard. Situated at 6 Wallaby St, Munno Para, this property offers convenient access to a wide range of amenities. Within close proximity, residents will find the Munno Para Shopping City, a large shopping center that provides a diverse range of retail stores, supermarkets, and specialty shops, making it easy to fulfill all your shopping needs. Additionally, the area is home to numerous restaurants, cafes, and eateries, offering a variety of dining options for every taste and preference. For those seeking outdoor activities, there are several parks and recreational areas nearby, perfect for taking a leisurely stroll, enjoying a picnic, or participating in sports. Munno Para also offers excellent educational facilities, including primary and secondary schools, ensuring that families have access to quality education for their children. With public transport options readily available, including bus services and Munno Para train station, commuting to other areas of Adelaide is convenient and hassle-free. Overall, living at 6 Wallaby St in Munno Para provides residents with easy access to a wide range of amenities, making it a highly desirable location. Offering a brilliant lifestyle for all buyers while generating brilliant returns with high rental demand in the area, this home is everything you are looking for and more! For more information contact Paul Whitney on 0433 273 034 or Matt Crouch on 0435 736 133. We look forward to meeting you at our open home! Specifications: CT / 6073/943 Council / Playford Zoning / SAC Built / 2014 Land / 365m<sup>2</sup> Frontage / 13.5m Current rent / \$440 per week increasing to \$490 per week from January 1st. Tenanted until / 31st December 2024 Nearby Schools / Mark Oliphant College (B-12), Munno Para P.S, Swallowcliffe School P-6, Kurna Plains School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069