

**63 Ascot Avenue, Munno Para West, SA 5115**

**Boffo**

**Sold House**

Wednesday, 17 April 2024

63 Ascot Avenue, Munno Para West, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Surinder Singh  
0882697711



Fadi Oudih  
0882697711

**\$600,000**

Step into this impeccably presented, low-maintenance abode nestled in a family-friendly neighbourhood, offering effortless access to schools, shops, and parks. Whether you envision it as your personal sanctuary or a lucrative addition to your rental portfolio, this property promises space, style, and comfort. Upon entry, you'll be greeted by a spacious single-level interior boasting the flexibility of four bedrooms or three with a separate lounge or home office, two bathrooms, and a generously sized open-plan living area—ideal for hosting gatherings with loved ones. Indulge your culinary passions in the immaculate chef's kitchen, boasting an island breakfast bar, gas cooktop, and abundant storage. Enjoy the picturesque views from the kitchen as you overlook the sunlit, open-plan family room. Step outside to the expansive backyard, complete with an entertaining deck and the addition of a Vergola—ideal for outdoor gatherings or creating your own serene oasis to soak up the sunlight. Storage solutions abound with a secure double garage and side gate access, offering space for trailers, boat, or caravan. With its array of features, this upscale Munno Para West home caters to discerning buyers seeking their forever home, first-time homeowners, growing families, and astute investors. Features that make this home special:- Spacious master bedroom featuring a large walk-in robe and ensuite- Bedrooms 2 and 3 are of ample size, each equipped with built-in robes- Versatile 4th bedroom offers the flexibility to be utilized as a separate lounge area- Open plan family room seamlessly connects to the backyard through sliding doors- Modern and spacious kitchen boasts stainless steel appliances, including an oven and gas cooktop, complemented by ample cupboard and bench space and a generous breakfast bar- Stylish neutral main bathroom features a bath and shower, toilet and powder room - Spacious laundry with storage and external access for added convenience- 1x 5000L rainwater tank- Enclosed cat run- Garden shed provides additional storage space- Outdoor entertaining deck enhanced by a Vergola, offering the perfect spot for enjoying sunny days with the option to adjust for shade- Gas outlet for BBQ on outdoor deck - Double garage with panel lift door, offering both internal and external access plus the addition of a store room - Low maintenance front and rear yards, complemented by a double paved driveway for extra off-street parking, with side gate access providing space for storage of a trailer, boat, or caravan Only minutes from all the shopping and entertainment that Munno Para Shopping City and Elizabeth City Centre have to offer. Enjoy a round of golf with Playford Lakes golf course a stone's throw away. Ideally located close to a variety of schools including Mark Oliphant College and St Columba College. All this and only 45 minutes (approximately) to the CBD via the Northern Expressway. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174