

64 Faulding Avenue, Munno Para, SA 5115



House For Sale

Thursday, 1 February 2024

64 Faulding Avenue, Munno Para, SA 5115

Bedrooms: 4

Bathrooms: 2

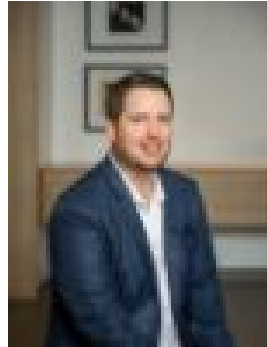
Parkings: 2

Area: 420 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Price applied after first open

Why wait and build when you can move in and not lift a finger and enjoy the next chapter of your life without delay? This generous modern residence is resplendent in size that surprises boasting features to please and benefits from being metres away from schooling and conveniences. Set in the award winning Playford Alive developments means walking and biking trails unfurl from your front door around some of the most attractive streetscapes in the northern suburbs. Excellent private and public schooling is nearby with public transport linking to rail and connecting with the main commercial epicentres of the north. Neat, sweet and complete this home is replete with 3 generous bedrooms with the master offering an ensuite and walk in robe so lending a little luxury to every day. The formal lounge can easily double as a home theatre making weekends in with the family watching Netflix latest release something to look forward to. Regardless of the time of year, you will be nicely ensconced in the comfort of your own home with ducted reverse cycle air conditioning ensuring that whatever the weather outside your climate inside. The casual living area is a cavernous expanse that flows from the kitchen, through the meals area to the family room and beyond the glass sliding doors to the alfresco. The light filled space is where the family connects and shares with those they love the most with this area naturally encouraging entertaining all year round. Low maintenance and easy care gardens make this a fabulous home for those with a busy lifestyle. Ready and waiting for you as all the hard work is done. ****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 6042/321 Land Size: 420m² House Size: 180m² Year Built: 2011 Zone: Master Planned Neighbourhood - Emerging Activity Centre Council: City of Playford RLA 232366