

**65 Chellaston Road, Munno Para West, SA 5115**



**House For Sale**

Thursday, 13 June 2024

65 Chellaston Road, Munno Para West, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 626 m2**

**Type: House**



Troy Reid

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## Auction Online | Unless Sold Prior

Troy Reid & Rhys Escritt are proud to present to market 65 Chellaston Road, Munno Para West! This lovely 4 bedroom, 2 bathroom property, on a generous 634 sqm (approx.) allotment is the ideal property for growing families, first home buyers and investors alike! The spacious open-plan living and dining area is ideal for family gatherings, and there is also a separate formal lounge or family room for more intimate occasions. The well-appointed kitchen is a chef's delight, featuring ample storage, chef grade stainless steel appliances, and sleek countertops, ideal for meal preparation. This home features 4 generously sized bedrooms, with the master bedroom boasting an ensuite and large walk-in wardrobe, while all other bedrooms include built-in wardrobes. The two modern bathrooms are designed with functionality in mind, with the bathroom offering both a spa-bath and shower. Outside, you can enjoy relaxing or working on your fitness in the inground swimming pool or entertaining friends and family under the large undercover alfresco area perfect for entertaining. The property includes a secure double garage with internal access for added convenience. Located in the thriving metropolis of Munno Para West you will find a multitude of amenities and services at your fingertips! Enjoy close proximity to Munno Para Shopping Centre, Playford Shopping Centre and Elizabeth Shopping Centre within a few minutes drive. Playford Lakes Golf Club, local parks and cafes are abundant and public transport options all within easy reach, making it an ideal location for families and individuals alike.

Features:

- Kitchen features a gas cooktop and great storage options.
- Ducted cooling throughout the house ensures year round air comfort.
- Lounge room, Bedroom 1 & alfresco dining space features ceiling fans for airflow.
- Dining space overlooks the inviting pool area and large windows ensure you've got plenty of natural light.
- Bifold doors open out from dining space to outdoor entertaining area creating easy indoor-outdoor air flow.
- Genuine Tasmanian Oak Flooring throughout the house.
- Embrace relaxing summer afternoons with friends and family around the luxurious poolside.
- Roller shutters on the front installed for additional privacy, sun protection and noise reduction.
- Enjoy electricity efficiency with the installed solar at the property.
- An Under-Cover entertainment space / bar near the pool is the ideal space for entertaining or simply relaxing.
- Shed has electricity connection, ideal for a workshop or storage option.
- Security system installed at the property.
- Double garage with panel lift doors and interior access is the perfect secure off street parking option.
- Additional garden shed is ideal for storage of tools and garden maintenance equipment.

More Info: Built - 2008 Land - 634 sqm (approx.) House - 233 sqm (approx.) Zoned - GN - General Neighbourhood Council - PLAYFORD To register your interest please phone Troy Reid on 0404 195 919 or Rhys Escritt on 0411 313 745. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373