

**72 Light Avenue, Munno Para, SA 5115**



**Sold House**

Saturday, 18 November 2023

72 Light Avenue, Munno Para, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 419 m2**

**Type: House**



Andrew Rose

0421988597

**\$650,000**

Step into your dream oasis – Welcome to this stunning, grand 4 bedroom, 2 bathroom home in Munno Para. From the moment you enter, you'll be enchanted by the light, bright, and modern ambiance that effortlessly blends elegance with comfort. Indulge in year-round comfort with the heating and cooling system tailored to cater to your family's needs. Each bedroom is thoughtfully equipped with roller shutters, providing privacy and creating a serene retreat for relaxation. Prepare to be amazed by the large, modern kitchen, boasting a chic colour scheme, ample cupboard space and high quality stainless steel appliances. Cooking and entertaining will be a joy in this masterpiece of culinary design. But that's not all! Step onto the beautiful balcony overlooking the tranquil wetlands, where you can enjoy your morning coffees while observing the wildlife and the lush surrounding trees. Picture yourself hosting delightful afternoon barbecues with friends, creating cherished memories in this idyllic setting. For those who love an active lifestyle, this neighborhood offers an array of great walking tracks and playgrounds, providing endless opportunities for outdoor adventures and family fun. Unleash boundless potential with the Huge backyard Garage on this property. This immense space offers versatility, capable of housing multiple cars, transforming into a home gym, organizing your complete tool collection, or serving as a tranquil man cave retreat. Offering the convenience of diverse storage options and effortless access to the rear yard through the shed creating a secure spot for your boat, caravan or trailer. Standout features :- Amazing Large 7x8 metre shed (approx.)- Beautiful balcony overlooking wetlands- Close to the Northern Expressway making the City commute a breeze- 4 Good sized bedrooms - Ceiling fans throughout- Solar system With its undeniable street appeal and wow factor, this home will fill you with pride every time you return. Conveniently located close to essential amenities, including Woolworths Playford and Mark Oliphant School, your daily life will be seamless and enjoyable. Nature enthusiasts will be delighted with the proximity to the enchanting Munno Para Wetlands and Playford Alive Town Park, offering a perfect escape into the wonders of nature. Current rental appraisal indicates potential rent return of \$600 - \$630 per week. This is truly a one-of-a-kind opportunity that you won't find elsewhere. Don't let it slip away! Contact Andrew Rose now and seize the chance to make this amazing grand home your forever haven. 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