

# 8 Amanda Court, Munno Para, SA 5115

ChristieRoberts

## House For Sale

Monday, 22 January 2024

8 Amanda Court, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 709 m2

Type: House



Craig Roberts  
0885047728



Tanya Roberts  
0428116813

**\$399,000 - \$429,000**

Welcome to 8 Amanda Court, Munno Para – the perfect blend of comfort, convenience, and potential. This delightful property presents an excellent opportunity for first-home buyers or savvy investors looking to add their personal touch. Key Features: 3 Bedrooms 1 Bathroom Ceiling Fans in Bedrooms, Living, and Kitchen Meals and Living Area Adjacent to the Kitchen Pitched Verandah for Relaxation Built-in Robe in Bedroom 2 Bathroom with Toilet and Bath, Plus Separate Toilet off the Laundry Garden Shed Close to Munno Para Shopping Centre and Local Transport Quiet Cul-de-sac Street Pura Tap Window/Wall Air Conditioner and Ducted Evaporative Cooling Gas Hot Water Long Driveway for Ample Off-Street Parking - also perfect side access for the caravan, trailer or boat Easy-to-Maintain Gardens Why 8 Amanda Court? Nestled in a peaceful cul-de-sac, this property offers a tranquil escape while being conveniently located close to Munno Para Shopping Centre and local transport options. The strategic positioning off the main north road provides a perfect balance of accessibility and privacy. Perfect for First Homebuyers or Investors: With its charming features, including a pitched verandah and garden shed, this property is an ideal choice for those seeking a first home or an investment project. The long driveway ensures plenty of off-street parking and side access for your caravan or boat, and the easy-to-maintain gardens add to the overall appeal. TLC Opportunity: For those with a vision and a desire to add value, 8 Amanda Court is a canvas waiting for your personal touch. Bring your creativity and transform this house into a home that suits your style. Don't miss out on the chance to make 8 Amanda Court your own. Contact us today to schedule a viewing and unlock the potential of this wonderful property. Your dream home or investment opportunity awaits! Rates and charges:- Council rates: \$1586.90 p/a- Water supply: \$74.20 p/q- Sewer \$79.50 p/q- Emergency Services Levies: \$161.30 p/a Property details:- Council: Playford- Zone/Sub Zone: Master Planned Neighbourhood/ Emerging Activity Centre- Year built: 1985 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. RLA274141