

**9/74 Douglas Drive, Munno Para, SA 5115**



**House For Sale**

Tuesday, 30 April 2024

9/74 Douglas Drive, Munno Para, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 165 m2**

**Type: House**



Andrew Rose  
0421988597

**\$440,000 - \$480,000**

Presented by Andrew Rose of LJ Hooker, this chic townhouse, constructed in 2012, boasts contemporary design and modern amenities. This two-story Community Title home provides stylish living with minimal maintenance for a truly effortless lifestyle. The lower level features appealing tiled flooring and includes a separate lounge room as well as a spacious open-plan family and meals area, perfect for relaxation and entertainment. The kitchen is a highlight, boasting quality stainless steel appliances, a dishwasher, ample cupboard space, and a practical breakfast bar. Upstairs, you'll find three carpeted bedrooms, each with built-in robes. The master suite stands out with its generous walk in robe, ensuite, and balcony. Step outside to the low-maintenance private paved courtyard, ideal for social gatherings or enjoying peaceful moments. Access the double lockup carport with an automatic roll-a-door via the rear lane, complemented by additional street parking at the front. Convenience is further enhanced with an extra toilet downstairs.

**Key Features:**

- Three bedrooms with built-in robes, master with ensuite
- Master bedroom balcony
- Ground level powder room for convenience
- Two separate living areas
- Stylish kitchen with stainless steel appliances and dishwasher
- Paved rear courtyard
- Heating and cooling for year-round comfort
- Double lockup carport with automatic roll-a-door
- Close proximity to local amenities such as shopping centres, schools, parks, and bus routes

**Specifications:**

- Title / Community Strata Title 6080/331
- Council / Playford
- Strata Fees / \$109 per quarter
- Year Built / 2012 (approx.)
- Estimated rental assessment / \$470-\$490
- Nearby School / Mark Oliphant College

This home is currently tenanted at \$430 per week until October 2024. Surrounded by modern homes and conveniently located opposite a school, this property provides easy access to parks, playgrounds, schools, shopping centres, and bus routes. Plus, the nearby Northern Expressway ensures a hassle-free city commute. For further details or to arrange a viewing, reach out to Andrew Rose at LJ Hooker today.

**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