

9 Blossom Road, Munno Para West, SA 5115



House For Sale

Tuesday, 6 February 2024

9 Blossom Road, Munno Para West, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Steven Ulbrich

0881808162

\$479,000 - \$499,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and Steven Ulbrich present this superb three-bedroom home set in a quiet pocket of the 'Almond Grove Estate' in Munno Para West. Nestled among other beautifully presented homes and situated on a 300m² block (approx.) also with rear vehicle access, this immaculate home has it all. It offers low maintenance gardens and lawn, has brilliant street appeal and was built in 2014. As you enter the home, quality flows nicely with 2.4m ceilings and hybrid wooden flooring throughout. The master bedroom boasts a reverse cycle air conditioner, a walk in robe and roller shutters. Its ensuite offers 1.8m high tiling, a shower, a basin and a toilet with all the modern fixtures and fittings. The remaining bedrooms are also carpeted, generous in size and come complete with built in robes. The second bathroom comes complete with a bath, a shower, a separate toilet and a separate vanity space with all the modern fixtures and fittings. The laundry offers exceptional space for all your cleaning appliances in this well designed floorplan. The homes ducted evaporative air conditioner will keep you in utmost comfort all year round. The open plan kitchen/dining and family area is simply stunning and perfect for endless entertaining. The kitchen offers ample bench space with plenty of under bench and overhead cabinetry along with a built in pantry. The quality stainless steel gas and electric appliances are of a high calibre perfect for the home chef and the inclusion of a dishwasher makes clean ups a breeze. The lounge room has a recessed wall, ideal for housing your wall mounted large screen TV and home theatre set up with an additional reverse cycle air conditioner for added comfort. Venturing outside through the sliding glass doors of the main living space to the backyard you are greeted with a paved alfresco undercover entertainment space. It's had multiple upgrades over time including a further extension of a flat roof pergola to entertain larger gatherings out of the weather elements, cafe blinds and the joy of practicing your putting skills with the multi hole putting green. To compliment all of this, you can now house additional vehicles from behind this lovely dwelling off of Almandine Lane through the rear electronic rear gate. With multiple roller shutters, 6.6kW solar, three split system reverse cycle air conditioners, lattice extensions to increase fence height and privacy, plantation shutters on inside windows and security screens, this home is sure to drum up significant interest from the lucky buyer.

FEATURES YOU WILL LOVE:

- 300m² block (approx.)
- 2014 build
- 2.4m ceilings
- Hybrid wooden flooring throughout
- Roller shutters on windows
- Master bedroom with WIR, ensuite and reverse cycle a/c
- Remaining bedrooms with BIR's
- All bedrooms are carpeted
- Second bathroom with a separate toilet and vanity
- Large laundry
- Kitchen with quality stainless steel gas/electric appliances and pantry
- Dishwasher
- Ducted evaporative air conditioning
- Reverse cycle a/c in main living
- A third split system reverse cycle air conditioner
- Alfresco with extended undercover
- Cafe blinds
- Putting green
- Electric rear gate for additional vehicle access
- Garage with a roller door
- Low maintenance gardens and lawn
- 6.6kW solar
- Keane Playground - around the corner
- Public transport - 5 minute walk
- St Columba College (R-YR12) - 5 minute drive
- Munno Para shopping center - 10 minute drive
- Cafe's and Restaurants - 6 minute drive
- The Adelaide CBD - 32 minute drive

This family home is located close to shopping centres, sporting facilities, medical centres and is perfectly positioned amongst other newly built homes in a beautiful development that offers the perfect lifestyle for the lucky buyer. This is an opportunity you won't want to miss! Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put in an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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