

# 9 Harry Ct, Munno Para West, SA, 5115

## Sold House

Tuesday, 18 April 2023

BAYLY

9 Harry Ct, Munno Para West, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Perfect Starter or Ideal Investment

-- Offers close by 12pm on Tuesday 29th November --

Deceptively large and eminently practical, this three bedroom, two living area, double garage beauty is sure to impress. So act fast to avoid missing this opportunity!

Features to love about this home:

- ☑ Located at the end of a cul-de-sac
- ☑ Double garage with full sized driveway
- ☑ Massive 50m<sup>2</sup> pitched-roof Verandah
- ☑ Separate North Facing living room
- ☑ Ensuite & WIR to good sized bedroom 1
- ☑ Clever integrated storage
- ☑ Open plan kitchen/meals/living area
- ☑ Full sized Laundry with storage
- ☑ BIRs to bedrooms 2 & 3
- ☑ Ducted Cooling Throughout (Evaporative) & Split-system in Meals/living
- ☑ All-in-one Bathroom
- ☑ Low-maintenance Garden with Shed

Get ready for outdoor entertaining this Summer with the magnificent pitched-roof verandah with room for all your family and friends. Accessed directly from the meals/living room this beautiful outdoor space is a game changer for your alfresco lifestyle.

In those cold winter months take full advantage of the warm winter sun with the North facing separate living room. Whatever the season you will have the right space to relax and be comfortable.

Astute investors take note, with a rental appraisal of \$420 - \$460 per week making the rental yield around 5%, and with spiralling construction costs maybe this is the home to add to your property portfolio?

Conveniently located to locals shops, Mark Oliphant College, minutes to the Northern Expressway this location is hard to beat.

Bigger than the standard Villa and including the all important double garage along with the separate living area then topped off by the expansive verandah, this home is the one you have been waiting for.

Specifications:

CT | 6014/874

Council | City Of Playford

Built | 2009

Land | 379sqm

Council Rates | \$428.40pq

SA Water | \$75.80pq Supply and Usage

ESL | \$31.65pa

Easement | No

Encumbrance | No

Disclaimer: All information provided has been obtained from sources we believe to be accurate and is provided as a guide only. We cannot guarantee the information is accurate and the Agent, Vendor and supplier 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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at 60 North Terrace Kent Town for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 266