

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



**House For Sale**

Monday, 29 April 2024

97 Light Avenue, Munno Para, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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**\$599,000 \$619,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent three bedroom, dual living room home set in the in demand suburb of Munno Para. Situated on a 450m<sup>2</sup> block (approx.), this immaculate home built in 2015 has it all. It offers a beautiful low maintenance lifestyle, has brilliant street appeal and is the ideal family home for anyone who would like to call Munno Para home. As you walk past the front fence with well manicured hedging and walk up the paved driveway to the tiled veranda, you'll see that quality flows with vinyl flooring throughout. The master bedroom boasts a ceiling fan, a walk in robe and an ensuite with a shower, a toilet and a basin with all the modern fixtures and fittings. The two remaining bedrooms offer built in robes and ceiling fans. The second bathroom comes complete with a bath, a shower, a separate toilet, a separate vanity space and a linen cupboard with all the modern fixtures and fittings. The large laundry offers ample storage solutions, plenty of room for all your cleaning appliances and access outside through its sliding glass doors. The handy inclusion of this home's second living space allows other members of the family or children to segregate themselves from the activities in the main living room or it can be an area to unwind after a busy day out. The open plan kitchen/dining and family area with an additional ceiling fan is simply perfect for endless entertaining. The kitchen offers a bay window for your dining experience, a breakfast bar, a pantry and ample under bench and overhead cabinetry. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef. The homes ducted gas heating and ducted evaporative air conditioning will keep you in utmost comfort all year round. Venturing through the sliding glass doors and into the backyard you are greeted with an outdoor gabled undercover entertainment area with decking which is perfect for large gatherings during functions with family members and friends. Here you can also admire the well presented hedging to shield the wind along with roller shutters on the left hand side of this entertainment space. There's plenty of room here for the children and pets can play, a garden shed and flower beds along the rear perimeter of the allotment. With LED lighting, roller shutters on most windows, security screens, synthetic turf in the front and rear gardens, a dual car garage and side gate access, this home is exactly what you want, knowing all you have to do is deliver your furniture, place it where you want, put your feet up and relax.

**FEATURES YOU WILL LOVE:**

- 450m<sup>2</sup> block (approx.)
- 2015 build
- Front fence
- Paved driveway
- Tiled verandah
- LED lighting
- Vinyl flooring throughout
- Master bedroom with a ceiling fan, a WIR and an ensuite
- Remaining bedrooms with BIR's and ceiling fans
- Second living room
- Second bathroom with a bath, a shower and a toilet
- Laundry with ample cabinetry
- Kitchen with a bay window, a pantry, a breakfast bar, stainless steel gas and electric appliances and a ceiling fan
- Ducted gas heating and ducted evaporative air conditioning
- Outdoor gabled undercover area with decking and roller shutters
- Garden shed
- Garden beds along back fence
- Side gate access
- Security screens
- Roller shutters
- Low maintenance gardens, hedging and synthetic turf
- Double garage
- Tucker Sports Reserve - 2 minute walk
- Public transport - 4 minute walk
- Mark Oliphant College (R-YR12) - 10 minute walk
- Munno Para Shopping City - 5 minute drive
- Cafe's and Restaurants - 10 minute walk
- The Adelaide CBD - 34 minute drive

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 0484277674 or click on the following link

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