

**10 Eldorado Street, Munno Para West, SA, 5115**



**House For Sale**

Wednesday, 14 August 2024

10 Eldorado Street, Munno Para West, SA, 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## YOUR INVESTMENT AWAITS

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent four bedroom home set in the very popular and in demand suburb of Munno Para West. Situated in a quiet pocket of the suburb, on a 401m<sup>2</sup> corner block (approx.) and with a 134m<sup>2</sup> build size (approx.) this immaculate home built in 2013 has it all. It offers a beautiful low maintenance lifestyle and is tenanted till the 13th of February 2025 at \$500 per week. That's \$13,000 you can put towards your mortgage till then.

As you walk up the driveway, past the lush green front yard and approach the beautiful red brick home, you'll be met with modern tiling throughout. The Master bedroom to your left offers recessed windows, a walk in robe and an ensuite which includes a shower, a toilet and a basin with all the modern fixtures and fittings. Bedrooms two, three and four are all generous in size and offer built in robes, excluding bedroom three. All bedrooms are carpeted. The second bathroom offers the lucky purchaser with a bath, a shower, a basin and a separate toilet, again with all the modern fixtures and fittings. The laundry provides plenty of room for all your cleaning appliances, a nearby linen cupboard and outside access through its sliding glass doors.

The open plan kitchen, dining and family area is simply perfect for endless entertaining. The tiled kitchen offers ample bench space, under bench cabinetry, stainless steel gas and electric appliances, a dishwasher, a pantry and a large fridge alcove to house your side by side or French door fridge. The addition of the split system reverse cycle air conditioner here allows residents to be kept perfectly warm during the winter months and cool during the summer months.

Venturing through the sliding glass doors and into the backyard you are greeted with a low maintenance yard that offers a large grassed area which wraps around the dwelling, perfect for the children and pets to enjoy.

With security screens and a garage with dual exit points, this home is exactly what you want, knowing that this investment of yours will surely grow over time.

### FEATURES YOU WILL LOVE:

- Tenanted till the 13th of February 2025 @ \$500 per week
- 401m<sup>2</sup> corner block (approx.)
- 134m<sup>2</sup> build (approx.)
- 2013 build
- Quiet location
- Red brick home
- Tiled flooring throughout
- Master bedroom with recessed windows, a walk in robe and an ensuite
- Bedrooms two, three and four with BIR's, bar bedroom three
- Carpeted bedrooms
- Second bathroom with a bath, a shower and a separate toilet
- Laundry with a linen cupboard and outside access
- Kitchen with stainless steel gas and electric appliances and a pantry
- Dishwasher
- Split system reverse cycle air conditioning to main living
- Grassed front and back yards.
- Garage with dual exit points
- Security screens
- Chellaston Park Playground - 3 min drive
- Public transport - 2 min drive
- St Columba College (R-YR12) - 5 min drive
- Playford Shopping Centre - 4 min drive

- Adelaide CBD - 30 min 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 <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

To put an Offer to Purchase in online please follow the link:

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

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