

101 Light Avenue, Munno Para, SA 5115



House For Sale

Monday, 8 July 2024

101 Light Avenue, Munno Para, SA 5115

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 450 m2

Type: House



Steven Ulbrich
0881808162



Kieren Wehr
0881808162

\$689,000 to \$709,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this sensational six bedroom, multiple living room home set in the very popular and in demand suburb of Munno Para. Situated in a quiet pocket on a 450m² block (approx.) and with a massive 276m² floorplan (approx.), this immaculate home built in 2016 has it all. It offers a beautiful low maintenance lifestyle with brilliant street appeal. As you walk up the paved driveway past the front fence and enter the home, you'll see that quality flows with hybrid wooden flooring throughout. The generously sized master bedroom offers built in mirrored floor to ceiling robes and an ensuite with 1.8M high tiling offering a large shower, his and hers basins and a separate toilet with all the modern fixtures and fittings. Bedrooms two, three and four come complete with built in robes and all measure from 3.2M in width. All bedrooms and the family room are carpeted. The Study is perfect for working from home and can also be used as a fifth bedroom or cot room with ample storage. The family room can be used as a sixth bedroom or home theatre/games room. The second bathroom with 1.8M high tiling offers a bath, a shower, a separate toilet and a separate vanity space with all the modern fixtures and fittings. The large laundry offers plenty of room for all your cleaning appliances along with ample cabinetry, bench space and outside access. The open plan kitchen/dining and family area with LED lighting is absolutely breathtaking and is perfect for endless entertaining. The kitchen, with elegant pendant lighting, offers an island bench with plenty of bench space, ample under bench and overhead cabinetry, quality stainless steel gas and electric appliances, a dishwasher, a walk in pantry and a large fridge alcove. There is an added study nook near the kitchen which adds value to this brilliant floor plan. The entire home will keep you wonderfully warm in winter and cool in summer with its ducted reverse cycle air conditioner. Venturing outside to the backyard through the triple sliding glass doors you are greeted with a paved undercover alfresco area with cafe blinds, LED lighting and a spa, ideal for entertaining family members and friends during large gatherings. The grassed area is perfect for children and their pets to keep themselves preoccupied while admiring the array of trees along the rear boundary of this allotment. With 2.7M high ceilings, plantation shutters, security screens, a security system, solar, a dual car garage with a panel lift door, unlimited storage solutions and a garden shed, this gorgeous home is exactly what you've been looking for. **FEATURES YOU WILL LOVE:** • 450m² block (approx.) • 276m² build (approx.) • 2016 build • Front fence • Paved driveway • 2.7M high ceilings • Hybrid wooden flooring throughout • Plantation shutters • Master bedroom with BIR's and ensuite • Bedrooms two, three and four with BIR's • Office/fifth bedroom with storage • Family room/games room/sixth bedroom • All bedrooms bar the office are carpeted • Second bathroom with a bath, a shower, a separate toilet, a separate vanity and 1.8M high tiling • Large laundry with ample storage solutions and outside access • Kitchen with an island bench, stainless steel gas and electric appliances, WIP and a dishwasher • Added study space • Ducted reverse cycle air conditioning • Undercover paved alfresco with LED lighting and cafe blinds • Three person spa • Grassed backyard area • Low maintenance gardens and lawn • Security screens • Security system • Double garage • Solar • Garden shed • Ample storage solutions • Tucker Sports Reserve - 3min walk • Public transport - 5min walk • Mark Oliphant College (R-YR12) - 10min walk • Restaurants/Cafes - 10min walk • Munno Para Shopping City - 5min drive • Adelaide CBD - 35min 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 or click on the following link

<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.