

13 Eva Road, Munno Para West, SA 5115



House For Sale

Monday, 13 May 2024

13 Eva Road, Munno Para West, SA 5115

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 300 m2

Type: House



Steven Ulbrich
0881808162



Kieren Wehr
0881808162

\$469,000 to \$489,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and "Team Ulbrich" present this superb three-bedroom home set in a quiet pocket in the high demand suburb of Munno Para West. Nestled among other beautifully presented homes and situated on a 300m² block (approx.), it offers low maintenance gardens and lawn and has been superbly looked after by the original owner. As you walk up the paved driveway past the lawn and hedges, quality flows nicely with the diamond laid tiling. The master bedroom boasts a walk in robe and a 2-way bathroom which offers a shower, a bath, a separate toilet and a separate vanity space. The remaining bedrooms are also generous in size and come complete with built in robes with all bedrooms being carpeted. The laundry offers exceptional space for all your cleaning appliances along with a linen cupboard and outside access. The open plan kitchen, dining and family area is simply stunning and perfect for endless entertaining. The kitchen offers ample bench space, plenty of under bench and above bench cabinetry along with a 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 ensures clean ups are a breeze. The entire area is well maintained with a reverse cycle split system air conditioner allowing you to be in complete comfort all year round. Venturing outside through the sliding glass doors of the main living space to the backyard you are greeted with a 27m² paved undercover entertainment space, ideal for gatherings among family members and friends. The backyard also offers synthetic turf for low maintenance, a handy garden shed and a fold down clothes line. With security screens, multiple storage solutions and a carport with roller door access, this home is certainly one to drum up significant interest from the astute investor or first home buyer.

FEATURES YOU WILL LOVE:

- 300m² block (approx.)
- 165m² build (approx.)
- 2007 build
- Paved driveway
- Tiled throughout
- Master bedroom with a WIR
- Remaining bedrooms with BIR's
- All bedrooms are carpeted
- 2-way bathroom with a shower, a bath, a separate toilet and a basin
- Large laundry with a linen cupboard
- Kitchen with quality stainless steel gas and electric appliances and a pantry
- Dishwasher
- Multiple storage solutions
- Split system reverse cycle air conditioning to main living
- 27m² paved outside undercover entertainment space
- Garden shed
- Security screens
- Low maintenance gardens and lawn including synthetic turf
- Carport with roller door access
- Public transport - 13 minute walk
- St Columba College (R-YR12) - 3 minute drive
- Munno Para Shopping City - 7 minute drive
- Cafe's and Restaurants - 4 minute drive
- The Adelaide CBD - 30 minute drive

This family home is located close to shopping centers, sporting facilities, medical centers and is perfectly positioned among other beautiful homes in the area. 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>

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.