

13 Nadine Street, Munno Para Downs, SA, 5115



House For Sale

Saturday, 10 August 2024

13 Nadine Street, Munno Para Downs, SA, 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Welcome Home - The Hard Work Is Done!

The moment you enter, you are aware that 13 Nadine Street is different.

Built in 2023, this home is the pinnacle of modern living.

Situated in a new neighbourhood inside the Munno Para catchment, this residence offers a very spacious and comfortable retreat for families, with convenient access to local amenities and just a short drive from the Curtis Road shopping precinct, Munno Para Shopping City and Elizabeth City Centre.

With a land area of 445 sqm, there is plenty of room for outdoor activities in the easy care backyard that can easily be modified for additional outdoor living in the future. STCC. The property also features a double garage with remote.

Whether you're expanding your investment portfolio or looking for a spacious family home, 13 Nadine Street offers a prime opportunity. With its generous living spaces, modern amenities, and convenient location, this property promises a comfortable lifestyle and strong rental potential.

THE ESSENTIALS:

- 3 generous bedrooms, perfect for a growing family
- Master with ensuite and walk in robe
- Home theatre/second living space
- Modern kitchen with stainless steel gas cooktop, electric oven and dishwasher
- Open plan living/dine
- Floating floors and plush carpet through out
- Double garage with remote

WE LOVE:

- 9 foot ceilings through out
- Ducted reverse cycle air conditioning
- Plenty of storage
- 5.5KW Solar Power
- Easy access to local shopping centres and amenities
- Family-friendly neighbourhood with a strong sense of community

Specifications:

CT / CT6156/882

Council / City of Playford

Council Rates / \$2,078pa

Emergency Services Levy / \$125.60pa

SA Water / \$614.80pa + usage

Rental Appraisal / \$550-\$580pw

Please contact Michele Stephen or Jason Wright from Harcourts Essential for further information and viewing times.

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RLA 268928

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.