

**13 Willow Drive, Munno Para, SA, 5115**

**House For Sale**

Friday, 30 August 2024

13 Willow Drive, Munno Para, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Why Build? I'm Move in Ready!

Tyson Bell and Harris Real Estate welcomes you to 13 Willow Drive, Munno Para.

Nestled in a vibrant and growing community, this beautifully presented 3-bedroom, 2-bathroom home offers the perfect blend of comfort, style, and convenience.

Built circa 2023, situated on a 375m<sup>2</sup> corner allotment with a thoughtful layout designed to accommodate modern family living.

This property boasts not just one but two generous living spaces, making it ideal for both quiet evenings at home and lively gatherings with friends and family.

### KEY FEATURES

- Master bedroom with ensuite, walk-in-robe and electric shutters to the front windows
- Bedrooms 2 and 3 equipped with built in robes
- Chef's kitchen equipped with a 5-burner gas cooktop, island, ample bench and cupboard space with sleek modern cabinetry, walk-in-pantry and stainless-steel appliances
- Open plan living and dining flow seamlessly together from the kitchen, creating a warm and inviting space for everyday living
- Central second living space, perfect for family gatherings, entertaining guests, or creating a cosy retreat
- Central storeroom, providing ample space for all your storage needs
- Alfresco offering outdoor entertaining via sliding door access
- Ducted reverse cycle heating and cooling throughout with wi-fi compatibility
- Low-maintenance front and rear yards with ample room for outdoor activities and relaxation

Whether you're a first-time homebuyer searching for your dream start, a growing family in need of more space, or an investor seeking a valuable addition to your portfolio, this home has something special for everyone. Its prime location ensures you're never far from essential amenities, including schools, parks, shopping centres, and public transport, making daily life both easy and enjoyable.

Don't miss out on this exceptional home, enquire today to avoid disappointment!

#### Specifications:

CT / 6268/703

Council / Playford

Zoning / SAC

Built / 2023

Land / 375m<sup>2</sup>

Council Rates / \$2,793.46pa

SA Water / \$165.55pq

Estimated rental assessment: \$550 - \$600per week (written assessment can be provided upon request)

Nearby Schools / Mark Oliphant College (B-12), Munno Para P.S, Swallowcliffe School P-6, Karna Plains School

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