

14 Aruma Crescent, Munno Para, SA 5115



House For Sale

Wednesday, 17 January 2024

14 Aruma Crescent, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 740 m2

Type: House



John Ktoris

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\$440,000 - \$460,000

Say hello to 14 Aruma Crescent, Munno Para - a distinctive residence offering endless possibilities. This Torrens Title home, built in 1978, sits on an opportune 740 sqm* corner allotment, presenting a versatile canvas for investors, renovators, or those envisioning a potential development site (STCC). Step inside this solid and secure 3-bedroom family home, featuring a humble bricked facade and an established front lawn area. The spacious front lounge room invites an abundance of natural light, complemented by plush carpeting for a cozy atmosphere. The central kitchen boasts a tiled splash-back, gas cooktop, and an abundance of cabinetry, providing both functionality and style. An open dining area also features split-system air conditioning. The master bedroom offers a spacious retreat with radiant timber flooring and a large built-in robe. The second bedroom continues the hardwood, timber flooring and features a ceiling fan, while the third bedroom includes comfortable carpeting and a built-in robe. Refresh in the recently updated main bathroom, adorned with white tiling and strategically positioned for convenience. A separate W/C adds an extra layer of privacy. Outdoors, discover an expansive paved area, perfect for an active family or entertaining guests. Enjoy the convenience of side street access from both sides through gated entries, providing secure parking for multiple vehicles or recreational items. A large shed accommodates multiple cars securely, while a smaller shed offers storage space for garden tools or equipment. Consider the option to knock down and rebuild your dream home (STCC) on this prime piece of real estate in Munno Para. Enjoy the convenience of walking to nearby shopping centres, schools, public transport and parks, making your daily errands a breeze. Nature enthusiasts will love the proximity of Winulta Park, which is just a leisurely 10-minute stroll away. And when it comes to shopping, Munno Para and Blakes Crossing shopping centre are just a short drive, offering an abundance of specialty shops to explore and indulge in. Check me out;- Torrens Title, 1978 built- 740 sqm* corner allotment- Solid & secure 3 bedroom family home- Open plan lounge & dining area - Central kitchen with gas cooktop- Master bed with timber flooring & built-in robe- Second bed with ceiling fan- Third bed with carpeting & built-on robe- Main bathroom with white tiling- Expansive paved outdoor area- Dual access from each side street- Large shed to fit multiple vehicles - Garden/tool shed attached- Split-system air conditioning - Ideal investment, renovation or development (STCC)- And so much more... Specifications: CT // 5070/795 Built // 1978 Land // 740 sqm* Home // 149 sqm* Council // City of Playford Nearby Schools // Munno Para Primary School & Mark Oliphant College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. John Ktoris - 0433 666 129 johnk@eclipse realestate.com.au RLA 277 085