

**18 Keane Avenue, Munno Para West, SA, 5115**



**Sold House**

Sunday, 1 September 2024

18 Keane Avenue, Munno Para West, SA, 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **CALL US TODAY FOR SIMILAR RESULTS! WE HAVE LEFT OVER BUYERS WAITING TO BUY PROPERTY IN YOUR AREA!**

It is with great pleasure that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this sensational family home set in the Almond Grove Estate in the suburb of Munno Para West. Situated on a 565m<sup>2</sup> corner block (approx.) and with a huge 312m<sup>2</sup> build size (approx.), this immaculate and well-designed home has plenty to offer including four bedrooms, three living areas, ample off-street parking and low maintenance gardens.

As you enter the home through the dual opening doors and wide hallway, you are greeted with 2.55M high ceilings and elegantly laid white tiling throughout. The large master bedroom boasts a ceiling fan, block out blinds, a walk in robe and a spacious ensuite with designer fixtures and fittings including a shower with a frameless screen, his and hers basins and floor to ceiling tiling.

Across the hallway you'll find the first of three living rooms. It's an ideal location to allow the children to keep themselves preoccupied from the adults in the main living room or to turn it into a home theatre room.

Continuing along you will come to the huge open plan living area with the kitchen overlooking the dining area. The kitchen boasts an island bench, a large 900mm stainless steel gas cooktop, two ovens ideal to cater for larger gatherings, a walk-in butlers pantry, plenty of under/above bench cabinetry and a dishwasher to help make clean ups a breeze. The kitchen is then complimented with a brick styled tiered splash back to tantalize the tastebuds of all those who visit this exceptional home whilst the ducted reverse cycle air conditioner will keep you in all year round comfort.

Off the second hallway you will find the three remaining bedrooms with all but one offering floor to ceiling mirrored built in robes and ceiling fans. All bedrooms are carpeted and fitted with roller shutters. The second bathroom comprises of a shower, a bath with all the modern fixtures and fittings, floor to ceiling tiling, a linen cupboard and a separate toilet. Towards the end of the hallway you will be impressed with a large laundry which provides sliding door access outside and ample space for all your washing needs.

Off the dining area you will find the third of three living rooms which includes a large TV nook and plenty of room to anticipate the arrival of your billiards table. The choices here are endless.

Venturing out to the backyard you are greeted with a large gabled paved undercover entertaining area with a ceiling fan and a position to mount your large screen TV, perfect for those who love to entertain all year round. The large grassed backyard with pebbled flower beds along its perimeter is also ideal for the children and pets to play on.

With the home including a double garage with an electric panel lift door and rear roller door access, a security system and solar panels, if perfection is what you're looking for then this is the home for you.

### **FEATURES YOU'LL LOVE:**

- 565m<sup>2</sup> corner block (approx.)
- 312m<sup>2</sup> floorplan (approx.)
- 2.55m high ceilings
- Large tiling throughout
- Four bedrooms
- Master with a ceiling fan, a WIR and an ensuite
- Bedrooms 2 and 3 with mirrored BIR's and fans
- Roller shutters to all bedrooms
- Three living rooms including open plan living, home theatre and games rooms
- Kitchen with 900mm stainless steel cooktop, two ovens and an island bench
- Butlers pantry

- Dishwasher
- Ducted reverse cycle air conditioning
- Second bathroom with a shower and a bath
- Large laundry
- Double garage with rear roller door access
- Gabled undercover area with a ceiling fan and TV mount
- Large grassed area with pebbled garden beds
- Security system
- Solar
- Low maintenance gardens
- Keane Reserve located across the road
- St Columba College (R-YR12) - 5 min drive
- Restaurants and cafe's - 5 min drive
- Munno Para Shopping centre - 10 min drive
- Munno Para train station - 9 min drive
- Adelaide CBD - 35 min drive

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<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

To put an Offer to Purchase in online follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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