

**19 Eldorado Street, Munno Para West, SA, 5115**



**House For Sale**

Saturday, 10 August 2024

19 Eldorado Street, Munno Para West, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Stylish and Secure Family Haven!

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://shorturl.at/MwSDj>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market a fantastic modern family home offering a perfect blend of comfort, security, and practicality. Enjoy peace of mind with a Ness KPX alarm system and secure front doors, while the rainwater tank with electric pump adds sustainability to your lifestyle. The property is currently tenanted with a fixed lease of \$460 per week in place until 26/11/2024 for instant returns!

The front yard is beautifully landscaped, creating a welcoming first impression, with a single garage providing secure parking and convenient internal access.

The spacious living areas are designed for the whole family to enjoy. The cozy lounge, complete with oyster lighting and carpet flooring, creates an inviting atmosphere, while the open plan family room offers versatility with split system reverse cycle air conditioning for year-round comfort. Sliding doors lead to the backyard, providing a seamless transition for indoor-outdoor entertaining.

The thoughtfully designed kitchen maximises space and functionality, featuring a generous built-in pantry to keep your culinary essentials organised. Equipped with a sleek stainless steel gas cooktop, Bellissimo electric oven, and stylish canopy rangehood, this modern kitchen is a chef's dream. Cleaning up is a breeze with the Bellissimo dishwasher and 1.5 sink with a mixer tap. The laminate cabinetry and benchtops offer both style and durability, while the tiled splashback adds a touch of elegance. The adjoining meals area is perfect for casual dining or hosting intimate gatherings. Whether you're preparing a family meal or entertaining guests, this space allows for effortless living.

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Unwind in style in the master bedroom, complete with a walk-in robe for your wardrobe essentials and soft carpet underfoot. The private ensuite features a contemporary floating vanity and step-in shower. Bedrooms 2 and 3 are generously sized and include, carpet flooring, venetian blinds and built-in robes, ensuring plenty of storage for everyone. The main bathroom offers both a bath for relaxation and a shower for convenience, catering to the needs of the whole family. The laundry area is practical and functional, with a sliding external access door.

Step outside to a blank canvas for your imagination. Whether you envision a lush garden, a children's play area, or a tranquil outdoor retreat, this space is ready to be transformed.

Key features you'll love about this home:

- ?Hitachi split-system reverse cycle air-conditioning unit in open plan living
- ?Secure single garage with an automatic roller door, plus internal and rear access
- ?Ness KPX alarm system and a front security door
- ?Plumbed rainwater tank
- ?Rheem 24 instant gas hot water system
- ?NBN ready

Located in Munno Para West, this home offers an exceptional lifestyle. Enjoy the convenience of being close to schools, including Edge Early Learning, Mark Oliphant College, and St Columba schools. Shopping is a breeze with Playford Marketplace and Munno Para Shopping City just a short drive away. For leisure and recreation, Playford Lakes Golf Club and North Lakes Playground provide endless opportunities for fun and relaxation.

Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!

Year Built / 2012 (approx)  
Land Size / 300sqm (approx - sourced from Land Services SA)  
Frontage / 10m (approx)  
Zoning / GN - General Neighbourhood  
Local Council / City of Playford  
Council Rates / \$1,831.40 pa (approx)  
Water Rates (excluding Usage) / \$662.20 pa (approx)  
Es Levy / \$106.45 pa (approx)  
Current Rental / \$460 per week until 26/11/2024  
Estimated Rental / \$500 - \$550pw  
Title / Torrens Title 6094/538  
Easement(s) / Nil  
Encumbrance(s) / Nil  
Internal Living / 103.1 sqm (approx)  
Total Building / 125.8 sqm (approx)  
Construction / Brick Veneer  
Gas / Connected  
Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:  
<https://vltre.co/QvO8Is>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

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 representation is given or made as to the correctness of information supplied and neither the Vendors or 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.