

**19 Themis Drive, Munno Para West, SA 5115**

**House For Sale**

Tuesday, 25 June 2024



19 Themis Drive, Munno Para West, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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## \$565,000 to \$595,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent three bedroom, dual living room home set in the in demand suburb of Munno Para West. Situated on a 400m<sup>2</sup> block (approx.) and with a 223m<sup>2</sup> build size (approx.) this immaculate home built in 2012 has it all. It offers a beautiful low maintenance lifestyle, has brilliant street appeal and is the ideal family home for anyone who would like to call Munno Para West home. As you approach the home past the pebbled gardens, array of bushes and the best lawn you've come across in a while, you'll see that quality flows with stylish tiling throughout. The master bedroom with a bay window boasts a walk in robe and an ensuite with a shower, a toilet and a basin. The two remaining generously sized bedrooms also offer built in robes. All bedrooms are carpeted and come complete with fans with in-built lighting. The second bathroom comprises of a bath, a shower, a separate toilet, a separate vanity space and a linen cupboard nearby. The large laundry offers ample storage solutions, bench space, plenty of room for all your cleaning appliances along with outside access. The handy inclusion of this home's second carpeted living space allows other members of the family or children to segregate themselves from the activities in the main living room or it can be utilized as an area to unwind after a busy day out. The open plan kitchen/dining and family area is simply perfect for endless entertaining, keeping you among the action while preparing warm home cooked meals. The kitchen offers stone bench tops, a pantry, ample under bench and overhead cabinetry and a large fridge alcove, ideal for side by side and French door fridges. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef and there's also a dishwasher to ensure clean-ups are a breeze. The dining setting offers a bay window and beautiful pendant lighting to make every dining experiences special. The homes ducted reverse cycle heating and cooling will keep you in utmost comfort all year round. Venturing through the sliding glass doors and into the backyard you are greeted with a well lit paved undercover entertainment area with flat and gabled roofing along with a fan. The area is perfect for large gatherings during functions with family members and friends. Here you can also admire the grassed area where the children and pets can play, flower beds, a garden shed and hedges along the rear perimeter of this allotment. With a 6.6kW solar system, downlights inside and outside, security screens, a dual car garage with a panel lift door and front and rear gardens that makes your home stand out from the rest, this home is exactly what you want, knowing all you have to do is deliver your furniture, place it where you want, put your feet up and relax.

**FEATURES YOU WILL LOVE:**

- 400m<sup>2</sup> block (approx.)
- 223m<sup>2</sup> build (approx.)
- 2012 build
- Bay windows
- Tiling and downlights throughout
- Master bedroom with a WIR and an ensuite
- Remaining bedrooms with BIR's
- All bedrooms are carpeted including fans with in-built lighting
- Carpeted second living room
- Second bathroom with a bath, a shower and a separate toilet
- Laundry with ample cabinetry
- Kitchen with a pantry, stone bench tops, stainless steel gas and electric appliances and a dishwasher
- Ducted reverse cycle heating and cooling
- Paved undercover outdoor area with lighting and a fan
- Grassed area
- Garden shed
- Flower beds
- Security screens
- Low maintenance gardens
- Double garage
- 6.6kW solar system
- Chellaston Park Playground - 8min walk
- Public transport - 4min walk
- St Columba College (R-YR12) - 4min drive
- Munno Para Shopping City - 8min drive
- Cafe's and Restaurants - 4min drive
- The Adelaide CBD - 30min drive

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

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