

20 Ascot Avenue, Munno Para West, SA 5115



House For Sale

Sunday, 17 December 2023

20 Ascot Avenue, Munno Para West, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Steven Ulbrich
0881808162



Tiffany Hayford
0434560414

\$529,000 - \$549,000

It is with great pleasure that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this superb four-bedroom home set in the Almond Grove Estate in the booming suburb of Munno Para West. Situated on a 375m² block (approx.) with a 233m² floorplan (approx.) and built in 2014, this immaculate home has it all. Nestled among other beautifully presented homes and across the road from a playground, it offers a low maintenance lifestyle with brilliant street appeal. As you enter the home with a rendered frontage, you'll see that quality flows with bright tiled flooring throughout. The 3.6M x 3.7M master bedroom boasts a walk in robe and an ensuite which offers a shower and a toilet with all the modern fixtures and fittings. The three remaining bedrooms which are also carpeted and generous in size come complete with floor to ceiling mirrored built in robes. The second bathroom will provide the lucky buyer with a bath and a shower with all the modern fixtures and fittings, dual basins in the vanity area, a separate toilet and a nearby linen cupboard. The laundry has no shortage of storage offering a cupboard and plenty of space for all your cleaning appliances along with a pet door accessible for any size furry friend of yours. The entire home will keep you climate controlled all year round with its ducted reverse cycle air conditioning. The open plan kitchen/dining and family area is simply perfect for effortless entertaining. The kitchen offers exceptional bench space with ample under bench and overhead cabinetry along with a walk in butlers pantry. The quality stainless steel electric appliances are of a high calibre, perfect for the home chef and the inclusion of a dishwasher will make cleaning up a breeze. The large fridge alcove can fit side by side and French door fridges with the entire area being well lit up with an array of LEDs and stylish lighting. The carpeted living room has a recessed wall that's perfect to house your large screen TV to watch countless of hours of your favorite streaming services on your state of the art home theatre set-up. Venturing outside through the sliding glass doors of the main living space you are greeted with a tiled alfresco area with LED lighting and a fan for added comfort. The extended undercover entertainment space which wraps around the perimeter of the home allows large congregations of family members and friends to be entertained all day, all night and out of the weather elements. The synthetic turf in the backyard allows the children and their pets to play whilst all admire the bamboo wall panels along the homes rear fencing.

FEATURES YOU WILL LOVE:

- 375m² block (approx.)
- 233m² build (approx.)
- 2014 build (original owners)
- Supaloc steel frame (lifetime warranty)
- Rendered frontage
- Tiled throughout
- Master bedroom with WIR & ensuite
- Remaining three bedrooms with floor to ceiling mirrored BIR's
- Second bathroom with a bath, a shower & a separate toilet
- Large laundry
- Ducted reverse cycle air conditioning
- Kitchen with quality stainless steel electric appliances & a butlers pantry
- Dishwasher
- Tiled alfresco with a fan
- Extended undercover entertaining area
- Artificial lawn
- Low maintenance & established gardens
- Double garage with an electric front & rear roller doors
- Keane Playground & Acacia Reserve across the road
- St Columba College (R-YR12) - 4 min drive
- Public Transport - 4 min walk
- Restaurants and Cafes - 5 min drive
- Munno Para Shopping City - 8 min drive
- The Adelaide CBD - 30 min drive

This family home is located close to shopping centres, sporting facilities, medical centres and is perfectly positioned amongst other newly built homes in a beautiful development that offers the perfect lifestyle for the lucky buyer. This is your final opportunity to secure a home just before Christmas. Curious where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put in an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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