

23 Dulcis Circuit, Munno Para West, SA 5115



House For Sale

Wednesday, 26 June 2024

23 Dulcis Circuit, Munno Para West, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Nick Roma

0418891893

Auction On-Site Saturday 20th July 11:00AM

Welcome to 23 Dulcis Circuit, Munno Para West, a stunning family home that effortlessly blends modern convenience with stylish comfort. This immaculate property features four spacious bedrooms, including a luxurious main suite complete with a walk-in robe and ensuite bathroom. The open-plan living areas, adorned with sleek laminate flooring, flow seamlessly from the contemporary kitchen-boasting a breakfast bar, walk-in pantry, dishwasher, and gas stove-through to the inviting family and lounge spaces, all kept perfectly temperate by the ducted air conditioning system. The combination of roller shutters and blinds throughout ensures privacy and optimal light control, making every room a sanctuary. The thoughtful design extends to the practical aspects of the home as well. The bathroom boasts a three-way layout ensuring functionality for the whole family, while the adjacent laundry room offers storage and outside access. The bedrooms and the walk-in robe are carpeted for added comfort and all feature convenient built-in storage. Outside, the property continues to impress with generous parking spaces-two in the garage and four on the driveway. The expansive pitched roof verandah provides a perfect outdoor entertaining area, ideal for family gatherings and barbecues, with pull down blinds for added comfort. Situated in the rapidly growing community of Munno Para West, this property offers easy access to the Northern Expressway and Edinburgh, making it perfect for families seeking modern, affordable living. The City of Playford has enriched the area with family-friendly amenities, including parks, obstacle courses, and BBQ areas. Nearby, you'll find excellent shopping options at Elizabeth City Centre and Munno Para Shopping Centre, as well as top-notch educational facilities. Enjoy the outdoors with local spots such as Murcia Avenue Reserve, Acacia Reserve, and North Lakes Playground just a stone's throw away. Embrace a lifestyle of convenience and community at 23 Dulcis Circuit, Munno Para West.

Property Features:

- Four-bedroom and two-bathroom home
- Main suite with a large walk-in robe and ensuite with dual vanity
- All minor bedrooms have built-in robes and comfortable carpeting
- Separate lounge room with double doors
- Open plan family, meals, and kitchen area
- The kitchen has a walk-in pantry, breakfast bar, built-in gas stove, and ample storage space
- Walk-in storage closet in the hallway
- Three-way bathroom, with dual vanity, bathtub, shower, and detached toilet
- Laundry room with storage, bench space, and outdoor access
- Roller shutters and window blinds for added privacy
- Sleek laminate flooring in living areas
- Reverse cycle ducted air conditioning throughout
- Gas hot water system for efficiency
- Low maintenance back and front yards
- Rear paved, pitched roof verandah with pull down blinds
- Generous parking with two-car garage and four additional driveway spaces
- Newly built in 2021

Schools: The nearby primary schools are Riverbanks B-12 College, Munno Para Primary School, and Angle Vale Primary School. The nearby secondary school is Riverbanks B-12 College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Playford Zone | MPN - Master Planned Neighbourhood Land | 375sqm (Approx.) House | 243sqm (Approx.) Built | 2021 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa