

**23 Nadine Street, Munno Para, SA 5115**



**House For Sale**

Tuesday, 25 June 2024

23 Nadine Street, Munno Para, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 310 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$539,000 - \$589,000**

\*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://bit.ly/4bKhc5I> 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](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this stunning modern family home with a flowing floor plan, offering the perfect blend of style, space, and convenience. Light-filled and inviting, it caters to families, first home buyers, and astute investors alike. Already tenanted with fantastic tenants on a fixed lease of \$490 per week in place until 19/09/2024 and a depreciation schedule available, this property is an excellent opportunity to secure a fantastic investment with immediate returns. There are three bedrooms situated in the heart of the home. The master is a private retreat, featuring a mirrored built-in robe, split system air-conditioning promising year-round comfort, and an en-suite with vanity, large shower, and toilet. Bedrooms 2 and 3 are well-appointed with mirrored built-in robes, roller blinds, batten lighting and carpet flooring underfoot. They are serviced by the main bathroom, which includes a bath, shower, vanity, and toilet. There are two distinct living areas offering the flexibility to create separate spaces for entertainment and relaxation. At the entry is the front formal lounge, which is perfect for intimate conversations and greeting guests while the open plan family, meals, and kitchen area at the rear provide a spacious and inviting atmosphere for casual family living and dining. The open plan kitchen is a chef's dream, equipped with a gas cooktop, electric oven, dishwasher, double sink, breakfast bar and ample bench and storage space with a built-in pantry and overhead cupboards. The family area has a split-system air-conditioning unit and sliding doors in the meals section lead you to the alfresco with lights, offering a seamless transition for indoor-outdoor entertaining. Key features you'll love about this home: - Split-system air-conditioning in the open plan living and master bed - Master bedroom with walk-in robe and three piece en-suite - Mirrored built-in robes in bedrooms 2 and 3 - Kitchen with gas cooktop, electric oven and dishwasher - Double garage with an automatic roller door, internal and rear access - Rainwater tank with an electric pump - Rinnai B20 instant gas hot water system - Depreciation schedule available - NBN ready Ideally located in the thriving region of Munno Para with shopping centres, cafes, restaurants, medical facilities, and public transport links nearby. You can walk to North Lakes Playground, and Mark Oliphant College and St Columba College are within easy reach as is Woolworths Playford and Munno Para Shopping Centre. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2022 (approx) Land Size / 310sqm (approx - sourced from Land Services SA) Frontage / 10.32m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,854.80 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$112.70 pa (approx) Current Rental / Fixed lease of \$490 pw until 19/09/2024 Estimated Rental / \$530 - \$580 pw Title / Torrens Title 6266/544 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 104.3sqm (approx) Total Building / 145.3sqm (approx) Construction / TBA Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/HICvR1> 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](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.