

**23 Nybo Court, Munno Para West, SA, 5115**



**House For Sale**

Saturday, 10 August 2024

23 Nybo Court, Munno Para West, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## The perfect balance between lifestyle and affordability

Surrounded by the best the North has to offer with acres of open spaces and sports fields a short stroll away, an excellent choice of local private and public schools and close proximity to the northern expressway, this area offers an enviable balance between lifestyle and affordability.

This delightful villa style home is resplendent in modern style to make you smile and features that are sure to please you.

With contemporary decor you will adore flowing throughout the home, this vivacious villa has an immediately attractive ambience that you will enjoy for many years to come.

Replete with 3 generous bedrooms the master suite is complete with walk in robes and an ensuite to lend a little luxury to every day.

The kitchen is the heart of any home and this property offers an abundance of cupboard and bench space so regardless of whether you are making mid week meals or catering for life's milestone occasions this kitchen has you covered.

Tiled from the front door to the rear glass sliding doors the flooring is enduring in style and quality and is ideal for allergy sufferers and busy families alike.

Regardless of the time of year, you will be nicely ensconced in the comfort of your own home with split system reverse cycle air conditioning keeping your climate under control inside whatever the season outside.

The casual living areas open up to the dining space which in turn flows through to the expansive outdoor entertaining area.

Whether it's relaxing at the end of a busy day or enjoying the company of those you love the most this rear yard is the ideal area to enjoy all year round.

With room for young kids and pets to play this easy maintenance and low care garden is perfect for busy families that would prefer to do what they like with those they love than spend the weekend in the garden.

With convenience shopping available on Curtis Road and being situated near Munno Para Shopping Centre and with Gawler's CBD and Elizabeth Shopping precincts all less than 15 minutes away this area boasts easy access to all the young family could ever need or want with more opening up nearby all the time.

Move in and enjoy from day one, this residence is ready and waiting for you.

**\*\*DISCLAIMER\*\*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.

CT: 6053/801

Land Size: 300m<sup>2</sup>

House Size: 124m<sup>2</sup>

Year Built: 2016

Zone: General Neighbourhood  
Council: City of Playford

RLA 232366