

**25 Eldorado Street, Munno Para West, SA 5115**



**House For Sale**

Tuesday, 16 January 2024

25 Eldorado Street, Munno Para West, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Steven Ulbrich

0881808162

**\$549,000 - \$575,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this excellent four-bedroom corner block home with dual access from both Eldorado Street and Biarritz Street that is set in the very popular and in demand suburb of Munno Para West. Situated on a 325m<sup>2</sup> block (approx.) and with a large 247m<sup>2</sup> build size (approx.) this immaculately well-lit home has it all! It offers a beautiful low maintenance lifestyle with brilliant street appeal and was built in 2013. As you enter the home you'll see that quality flows with its stylish tiling throughout. The large master bedroom boasts enough room to fit not one but two large beds and a walk in robe. The stylish ensuite offers a shower and a toilet with all the modern fixtures and fittings. All four bedrooms are generous in size and comprise of fans with an in-built light, hybrid wooden flooring with all but one offering a built in robe. The second bathroom comes complete with a bath, a shower also with all the modern fixtures and fittings and a separate toilet nearby. The laundry is large and offers plenty of shelving, room for all your washing needs and sliding glass door access outside. The handy inclusion of a nearby linen cupboard shows there is no shortage of storage with the entire home keeping 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 endless entertaining. The kitchen offers exceptional bench space with ample under bench and overhead stylish gloss white cabinetry, a pantry and a large fridge alcove to house a side by side or French door fridge. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef. The neat inclusion of a dishwasher helps to make clean ups a breeze. The additional reverse cycle split system air conditioner provides the lucky purchaser with additional flexibility to use the ducted air conditioner or the split system air conditioner so that energy output can be reduced. Here too you'll find a fan with an in-built light and hybrid wooden flooring. Venturing through the sliding glass doors to the backyard you are greeted with a well-lit 11.2M long concreted undercover entertainment space which further wraps around the dwelling, ideal for large gatherings of family members and friends day in and day out, away from the harsh weather elements. A big key point to this highly desirable family home is the ability to house more vehicles or machinery out of sight from the second entry point through the electronic side gate off of Biarritz Street. With a 13kW solar system, a garage with roller door access and North Lakes Playground only a stones throw away, this home is sure to drum up significant interest from the lucky buyer.

**FEATURES YOU WILL LOVE:**

- 325m<sup>2</sup> corner block (approx.)
- 247m<sup>2</sup> build (approx.)
- 2013 build
- Four bedrooms
- Garage with roller door access
- Quality tiled flooring and hybrid wooden flooring throughout
- Master bedroom with WIR and an ensuite
- Second bathroom with a bath, a shower and a separate toilet
- Hybrid wooden flooring and fans with an in-built light to all bedrooms and living space
- All but one bedroom with BIR's
- Laundry with shelving and a nearby linen cupboard
- Kitchen with quality stainless steel gas/electric appliances
- Dishwasher
- Ducted reverse cycle air conditioning throughout
- An additional split system air conditioner to main living
- 11.2M long concreted undercover entertainment area
- Second access point from Biarritz Street via electronic side gate
- 13kW Solar
- Public transport - 5min walk
- St Columba College (R-YR12) - 5min drive
- Restaurants/Cafes - 4min drive
- Munno Para Shopping City - 8min drive
- North Lakes Playground - 10min walk
- Adelaide CBD - 32min drive

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