

**25 Olympic Way, Munno Para West, SA 5115**



**House For Sale**

Monday, 29 April 2024

25 Olympic Way, Munno Para West, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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## \$569,000 to \$599,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent four bedroom home set in the newer development of Munno Para West. Situated on a 375m<sup>2</sup> block (approx.), this immaculate home built in 2019 has it all. It offers a beautiful low maintenance lifestyle, is nestled among other newly built homes and is tenanted at \$560 per week till the 22nd of September 2024 -> that's \$11,200 you can put towards your mortgage till then. As you approach the home, you'll see that quality flows with stylish tiling throughout. The master bedroom, which is currently being used as an office space, boasts a walk in robe and an ensuite with a shower, a toilet and a basin with all the modern fixtures and fittings. The three remaining bedrooms offer built in robes and all bedrooms are carpeted. The second bathroom comes complete with a bath, a shower, a basin and a separate toilet nearby with all the modern fixtures and fittings. The large laundry offers plenty of room for all your cleaning appliances and access outside through its sliding glass doors. The tiled and carpeted open plan kitchen/dining and family area is simply perfect for endless entertaining. The kitchen offers ample under bench and overhead cabinetry, plenty of bench space and a pantry. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef and there's also a dishwasher to ensure clean-ups are a breeze. The homes ducted reverse cycle air conditioning will keep you in utmost comfort all year round. Venturing through the sliding glass doors and into the backyard you are greeted with a tiled alfresco which is perfect for gatherings among family members and friends. Here you can also admire the grassed area and bushes along the home's rear perimeter where the children and pets can play. With security screens, a dual car garage with roller door access, established gardens and lawn, a security system and a rain water tank, this home is exactly what you want, knowing its age will ensure a confident purchase.

**FEATURES YOU WILL LOVE:**

- Tenanted till 22/09/2024 @ \$560wk
- 375m<sup>2</sup> block (approx.)
- 2019 build
- Stylish tiling throughout
- Four carpeted bedrooms
- Master bedroom with a WIR and an ensuite
- Remaining three bedrooms with BIR's
- Second bathroom with a bath, a shower and a separate toilet
- Laundry with outside access
- Tiled kitchen with a WIP, stainless steel gas and electric appliances and a dishwasher
- Carpeted living space
- Ducted reverse cycle air conditioning throughout
- Tiled alfresco
- Grassed backyard with bushes along rear fence
- Security screens
- Low maintenance gardens and lawn
- Double garage
- Security system
- RWT
- Playford Lakes Golf Club - 5 minute walk
- Public transport - 10 minute walk
- St Columba College (R-YR12) - 5 minute drive
- Munno Para Shopping City - 8 minute drive
- Cafe's and Restaurants - 4 minute drive
- The Adelaide CBD - 34 minute drive

Want to find out 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 0484277674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase in online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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