

274 Newton Boulevard, Munno Para, SA 5115

House For Sale

Tuesday, 25 June 2024



274 Newton Boulevard, Munno Para, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 159 m2

Type: House



Mike Lao

0882811234

\$479,000 - \$519,000

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 low-maintenance Torrens Titled townhouse, perfect for young couples, first home buyers, and astute investors. Nestled in a thriving community, this modern property offers the ultimate in convenience and style. Enjoy the year-round comfort of ducted reverse cycle air-conditioning, ensuring a comfortable haven no matter the season. The property is currently tenanted with a fixed lease of \$380pw in place until 6/8/2024. Step inside and be greeted by a light-filled haven. The open-plan layout on the lower level is perfect for entertaining. Sleek vertical blinds frame the windows, while the easy-care floating floors create a seamless flow throughout. Sliding doors seamlessly connect the living area to a sunny paved patio, ideal for relaxed afternoons spent unwinding or hosting barbecues with friends. The open-plan kitchen is a culinary dream, featuring quality stainless steel appliances including a gas cooktop, electric oven, and dishwasher. Ample storage is provided by built-in pantry and overhead cupboards, while a 1.5 sink with mixer tap and laminate benchtops with a breakfast bar make meal prep a breeze. A convenient laundry nook and powder room complete the lower level, ensuring everything you need is at your fingertips. Head upstairs to discover a haven of tranquility. Three bedrooms offer comfortable accommodation, with the master suite boasting a walk-in robe, a private en-suite, and a delightful private balcony - your own personal retreat. Bedrooms two and three feature built-in robes, providing ample storage for the whole family. The main bathroom offers a relaxing bathtub, a stylish vanity, a refreshing shower, and a separate toilet for added convenience. Venture outside and enjoy the sunshine on your private paved patio. Entertaining is a breeze with this outdoor haven. There is a double carport with an automatic roller door and rear lane access, offering secure parking and easy access. Key features you'll love about this home: - Ducted reverse cycle air-conditioning throughout - Low-maintenance living - Kitchen with gas cooktop, electric oven and dishwasher - Master bedroom with balcony, walk-in robe and 3 piece en-suite - Double width carport with an automatic roller door and rear lane access - Instant gas hot water This modern townhouse is your gateway to a vibrant community. Residents will find the Tucker Sports Reserve, Nolan Reserve Playground, Playford Lakes Golf Course and Mark Oliphant College all within comfortable walking distance. Convenient grocery shopping and eateries can be reached in less than 5 minutes while Munno Para Shopping City is only 8 minutes away and is host to some great retail stores. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2013 (approx) Land Size / 159sqm (approx) Frontage / 5.5m (approx) Zoning / MPN-Master Planned Neighbourhood \EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,756.35 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$104.40 pa (approx) Current Rental / \$380pw in place until 6/8/2024 Estimated Rental / \$450-\$490pw Title / Torrens Title 6094/381 Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority Internal Living / 110.5sqm (approx) Total Building / 196.3sqm (approx) Construction / Brick Veneer 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/eqekU> 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.