

**34 Clementine Avenue, Munno Para, SA, 5115**



**House For Sale**

Wednesday, 14 August 2024

34 Clementine Avenue, Munno Para, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Low-Maintenance Luxury Meets Family Function!

\*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://my.matterport.com/show/?m=9F8Eus6bCJJ>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Tyson Bennett, Mike Lao and Edge Realty RLA256385 are proud to present to the market this contemporary home situated in a family-friendly neighbourhood. This spacious, flexible and utterly stylish home where not a single detail has been overlooked is sure to impress, while front security doors and cameras provide peace of mind for you and your family.

Movie buffs will delight in the dedicated media room, equipped with ducted air conditioning, roller blinds, and energy-efficient LED downlights. The open-plan family room is the perfect space to entertain, featuring sliding doors to the alfresco as well as security screens. This space is filled with natural light and enhanced by sheer curtains, roller blinds, and LED downlights. A practical study nook, complete with a built-in desk, provides a workspace for remote work or study.

The modern kitchen offers a stylish and functional space for culinary enthusiasts. The Westinghouse 5-burner gas cooktop and electric oven, double sink with a gooseneck mixer tap, and dishwasher, ensures effortless meal preparation. A walk-in and butler's pantry provide ample storage for your cooking essentials, plus the laminate cabinetry and sleek stone benchtops complete the aesthetic. The breakfast bar provides the perfect space for casual dining, while the adjacent meals area is ideal for family dinners or hosting larger gatherings.

The master bedroom is a private sanctuary, featuring a his-and-hers walk-in robe, plush carpet underfoot, and the elegance of sheer curtains and roller blinds. The ensuite bathroom offers a toilet, dual vanity, and a refreshing step-in shower with a convenient niche and rainfall showerhead. Bedrooms 2 and 3 are generously sized and include mirrored built-in robes, ducted air conditioning, roller blinds, and stylish lighting fixtures. The family bathroom is practical and includes a built-in cupboard, single vanity, single shower with a handheld showerhead, a soaking tub, and separate toilet. The laundry area is equipped with built-in cupboards for storage, bench space and a sink for easy cleaning.

A double-width garage with automatic panel lift door, internal and rear access and tile flooring offers secure parking and additional storage space. The alfresco, complete with lighting, tiled floors and power, is the ideal spot for outdoor dining or entertaining guests. The landscaped garden features artificial lawn for easy maintenance, vibrant garden beds to add a touch of greenery, and a fold-down clothesline. A dedicated cat enclosure ensures your feline friend can enjoy the outdoors safely.

Key features you'll love about this home:

- Modern build, built in 2019
- Double width garage with automatic panel lift door and internal access
- Security cameras and front security doors
- Artificial lawn for easy maintenance
- Dux Always Hot instant gas hot water system
- NBN ready

Located in the suburb of Munno Para, this home is conveniently located near many amenities. Enjoy leisurely walks or picnics at Nolan Reserve, or take the kids to the spacious North Lakes Playground. For shopping and dining, the Playford Marketplace and Munno Para Shopping City offer a variety of options to suit every taste. Families will appreciate the nearby schools, including Mark Oliphant College, Playford Child Care Centre, and Munno Para Primary School.

Call Tyson Bennett on 0437 161 997 or Mike Lao on 0410 390 250 to inspect!

Year Built / 2019 (approx)  
Land Size / 375sqm (approx)  
Frontage / 12.5m (approx)  
Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre  
Local Council / City of Playford  
Council Rates / \$2,078.65 pa (approx)  
Water Rates (excluding Usage) / \$662.20 pa (approx)  
Es Levy / \$128.15 pa (approx)  
Estimated Rental / \$580 - \$630pw  
Title / Torrens Title 6142/563  
Easement(s) / Nil  
Encumbrance(s) / Encumbrance To Urban Renewal Authority  
Internal Living / 178.9sqm (approx)  
Total Building / 207.3sqm (approx)  
Construction / Brick Veneer  
Gas / Connected  
Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/hnaYHL>

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.

Edge Realty RLA256385 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.

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/>

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.