

**36 Librandi Street, Munno Para West, SA 5115**



**House For Sale**

Tuesday, 25 June 2024

36 Librandi Street, Munno Para West, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Zack Hutchinson  
0424473147

## **\$499,000 - \$529,000**

This well crafted home, built in 2009, sits on an approximately 300 sqm allotment, offering easy-care living on a quiet, no-through road. Upon arrival, you'll notice the nearby Commodore Reserve, featuring parklands, playgrounds, and ample space for children to play - an unbeatable location! The front of the home features a spacious driveway leading to a secure garage with an electric roller door and a beautifully maintained, low-maintenance front yard. Inside, the home welcomes you with a generous master bedroom complete with an ensuite and walk-in wardrobe. Continuing down the hallway, you'll find two additional bedrooms, both equipped with built-in robes and conveniently located near the second pristine bathroom. The open-plan living area offers ample space for family activities and leads to a sizeable kitchen, ideal for special time with the family. The kitchen boasts abundant cupboard space, gas oven, and a cooktop perfect for the Chef of the home, with the dining area perfectly positioned for family meals and gatherings. Additional features include:- Ducted cooling for year-round comfort- Prime location- Water tank Currently tenanted at \$360 per week until October, with a current rental appraisal set at approximately \$500 - \$520 per week. The backyard is your personal oasis, featuring a spectacular outdoor entertainment area with a large, shaded verandah extending the length of the home. The paved area underneath creates a perfect space for family moments and Sunday BBQs. This home is ideally located within close proximity to shops, schools, fine dining restaurants, and public transport. Quick access to the expressway ensures a hassle-free 35-minute commute to the CBD. Don't miss out on this opportunity! Contact Zack Hutchinson at 0424 473 147. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355