

# 4 Paddington Road, Munno Para, SA, 5115



## House For Sale

Monday, 23 September 2024

4 Paddington Road, Munno Para, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mike Lao

0882811234

## Serenity and Style Merge!

\*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://shorturl.at/usvSv>

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

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

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market your very own slice of paradise offering relaxed, low-maintenance living for the lucky residents. Set on a corner block within a quiet pocket of Munno Para, this Torrens Titled home invites you to sit back, relax and enjoy a life of leisure, suited for first home buyers, investors, and families. The home is currently tenanted with a fixed lease of \$420 per week in place until 14/11/2024.

Arriving at the address, you are immediately greeted with an appealing rendered façade with lush surrounds, and a welcoming porch. Daily life will centre around the lower level of the home where the open-plan kitchen, meals and family room can be found along with a convenient powder room and laundry.

The well-equipped kitchen will delight anyone who loves to cook. Relish the convenience of a gas cooktop, electric oven, dishwasher and ample storage within the sleek cabinetry. It will be a pleasure to show off your culinary skills as friends relax in the lounge or step through the glass sliding doors to the rear patio and enjoy a drink or meal with loved ones.

The upstairs landing has direct access to one of the two balconies allowing beautiful natural light seep through. The master bedroom offers a peaceful retreat with a built-in robe, three piece en-suite with double vanity and a private balcony. This will be the perfect place to wake up to and sip on your morning coffee as you take in the lush surrounds. Bedrooms two and three are serviced by the main bathroom with a step-in shower, bath, vanity and toilet.

Key features you'll love about this home:

- Ducted reverse cycle air-conditioning with 3 zones
- Open plan living with sliding door to paved courtyard
- Two balconies with a glorious outlook to savour daily
- Double garage with an automatic roller door, internal and rear access
- Instant gas hot water
- NBN connection

This modern townhouse is your gateway to everything the vibrant family-friendly region of Munno Para has to offer. 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 Brendon Ly on 0447 888 444 to inspect!

Year Built / Rivergum - 2013 (approx)

Land Size / 147 sqm (approx - sourced from Land Services SA)

Frontage / 12m (approx)

Zoning / MPN-Master Planned Neighbourhood/EAC-Emerging Activity Centre

Local Council / City of Playford

Council Rates / \$1,806.65 pa (approx)

Water Rates (excluding Usage) / \$662.20 pa (approx)

Es Levy / \$104.30 pa (approx)

Current Rental / \$420 pw until 14/11/2024

Estimated Rental / \$470-\$510pw  
Title / Torrens Title 6094/371  
Easement(s) / Nil  
Encumbrance(s) / To Urban Renewal Authority  
Internal Living / 97.4sqm (approx)  
Total Building / 164.9sqm (approx)  
Construction / Rendered  
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/hDUI4I>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) and Contract of Sale which can 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 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.