

42 Ascot Ave, Munno Para West, SA, 5115



Sold House

Sunday, 1 September 2024

42 Ascot Ave, Munno Para West, SA, 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

OUTSIDE ENTERTAINMENT IN ALMOND GROVE

It is with great pleasure that Ray White Angle Vale & Elizabeth and "Team Ulbrich" present this superb three-bedroom modern home set in a quiet pocket in the 'Almond Grove Estate' of Munno Para West. Nestled among other beautifully presented homes and situated on a 300m² block (approx.), this home offers low maintenance gardens, has brilliant street appeal and is located across the road from Acacia Reserve.

As you enter the home, quality flows nicely with its hybrid wooden flooring throughout. The master bedroom boasts a walk in robe and an ensuite offering a shower, a toilet and a basin with all the modern fixtures and fittings. The remaining bedrooms are also generous in size and come complete with floor to ceiling mirrored built in robes. All bedrooms are carpeted with the inclusion of ceiling fans.

The second bathroom comes complete with a bath, a shower, a basin and a separate toilet nearby along with all the modern fixtures and fittings. The large laundry offers exceptional space for all your cleaning appliances along with a linen cupboard and outside access through the sliding glass doors.

The open plan kitchen/dining and family area is simply stunning and perfect for endless entertaining. The kitchen offers ample bench space, plenty of under bench and above bench cabinetry, a 900mm stainless steel upright gas and electric cooker perfect for the home chef, a dishwasher to ensure clean ups are a breeze and a large fridge alcove to house side by side and French door fridges. The living space is ideal to entertain guests and not let you miss out on the entertainment while preparing warm home cooked meals.

But why entertain inside when you can entertain outside under this homes superb gabled pergola with decking. No party is too large to gather under this with white pebbles scattered alongside, an array of established shrubs and the addition of synthetic turf to summarize all aspects of what an Australian backyard should look like.

With a security screen on the front door, a garage, LED lighting littered throughout and a ducted reverse cycle air conditioner to keep you in utmost comfort all year round, this home is certainly one to drum up significant interest from the lucky buyer.

FEATURES YOU WILL LOVE:

- 300m² block (approx.)
- 178m² build (approx.)
- 2015 build
- 'Almond Grove Estate' location
- Hybrid wooden flooring throughout
- LED lighting
- Master bedroom with a WIR and an ensuite
- Remaining bedrooms with mirrored BIR's
- All bedrooms are carpeted with ceiling fans
- Second bathroom with a separate toilet
- Large laundry with a linen cupboard
- Kitchen with 900mm quality stainless steel gas/electric appliances
- Dishwasher
- Ducted reverse cycle air conditioning
- Gabled undercover pergola with decking
- Garage
- Security screens
- Low maintenance gardens
- Acacia Reserve across the road

- Public transport - 15 minute walk/3 minute drive
- St Columba College (R-YR12) - 5 minute drive
- Munno Para Shopping City - 10 minute drive
- Cafe's and Restaurants - 5 minute drive
- The Adelaide CBD - 32 minute drive

This family home is located close to shopping centers, sporting facilities, medical centers and is perfectly positioned among other beautiful homes in the area. This is an opportunity you won't want to miss!

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 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

To put in an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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