

44 Orange Parade, Munno Para West, SA 5115

House For Sale

Friday, 3 May 2024



44 Orange Parade, Munno Para West, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 403 m2

Type: House



Timothy Mann

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Jamie Wood

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Auction Online | Unless Sold Prior

Timothy Mann, Troy Reid & Jamie Wood are proud to bring to market this well presented 4 bedroom, 2 bathroom, 2 living space property that is ideal for first home owners, prospective investors and growing families alike! Step into comfort with the generously sized lounge room, featuring plush carpeting and ample space to sit back and relax. Retreat to one of the cosy bedrooms which offer comfort and privacy for a peaceful night's rest. The 3 way bathroom is conveniently located with ease of access from the bedrooms and living spaces. The open plan kitchen, living and dining makes the perfect entertaining space, seamlessly flowing to the outdoor shaded verandah area. Enjoy tranquillity in your easy to maintain backyard with ample space for a herb garden or fill it with plants of your choice! Situated in the heart of Munno Para West the property is located in an idyllic and quiet street. Playford Alive Shopping Centre, Blakes Crossing Shopping Centre, schools, playgrounds and cafes galore at your fingertips! Take advantage of the bus and train public transport options or utilise the Northern ExpressWay and Main North Road to get to your destination. Don't miss out on this great opportunity, contact Timothy Mann, Troy Reid or Jamie Wood today!

Features:

- Kitchen with pura tap, electric oven & gas cooktop, perfect for cooking up a storm with friends and family.
- Entertaining with family and friends is a breeze with the open plan kitchen/dining and living space.
- Master bedroom features spacious ensuite bathroom and walk in robe.
- Bedrooms are generously sized and feature plush carpet for a comfortable underfoot feel.
- Bedrooms 2 & 3 with built in robes, ideal for additional easy to access storage.
- Plush carpeted front formal living area.
- Have year round air comfort with the reverse cycle ducted air conditioning with zoning option.
- Low maintenance backyard also features a shed and rainwater tank, ideal for garden watering usage.
- Enjoy peace of mind with the alarm system fitted to the house.
- Double garage with rear access and electric roller door for a great secure off street parking option.
- Internal access from garage.
- Foxtel points.

More Info: Built - 2007 Land - 403sqm (approx.) House - 181 sqm (approx.) Zoned - GN - General Neighbourhood Council - PLAYFORD Rates - \$1854 (approx.) To register your interest please phone Timothy Mann on 0497 229 387, Troy Reid on 0404 195 919 or Jamie Wood 0403 592 500. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373