

# 58 Chellaston Road, Munno Para West, SA 5115

## House For Sale

Monday, 8 July 2024

58 Chellaston Road, Munno Para West, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1890 m2

Type: House



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**To be Auctioned on site 27th of July at 4:00pm.**

To Be Auctioned On Site 27th July at 4PM. Welcome to an extraordinary lifestyle with this stunning 4-bedroom, 2-bathroom, double garage home, built circa 2000, situated on a sprawling 1870 square meter allotment with a 24.9m frontage (approx.). This residence embodies grandeur and sophistication, offering an ideal blend of comfort, elegance, and potential. Ideal for the large family, tradies wanting to work from home, and potential subdivision into allotments while keeping the magnificent home (STCC). Key Features:

- Grand Foyer and Open Plan Living: Upon entry, experience the grandeur of the foyer leading via French doors into the spacious open-plan living areas filled with natural light through picturesque windows. A free-flowing floor plan with timber laminate flooring, and LED lighting throughout.
- 4 Bedroom: Spacious and well-appointed bedrooms all with ceiling fans, with built in robes, including a private luxurious master bedroom with his & her walk-in robe and ensuite bathroom with double vanity, providing ultimate comfort and privacy.
- Chef's Kitchen: A chef's dream with an abundance of bench space and cupboard space, quality appliances including a dishwasher, 30cm warming drawer, 90cm gas cooktop, smeg steam oven, and built in oven, perfect for culinary enthusiasts and entertaining family and guests.
- 2 Bathrooms: Stylishly designed bathrooms featuring modern fixtures and fittings, ensuring convenience and luxury.
- Ducted Reverse Cycle Air Conditioning: Enjoy year-round comfort with ducted reverse cycle air conditioning throughout the home.
- Security camera system, sensor lights and roller shutters to windows.
- Outdoor Entertaining Area: An absolute delight for entertainers, featuring a massive undercover area with an entertainer's bar, seamlessly blending indoor and outdoor living spaces.
- Swimming Pool: Enjoy resort-style living and dive into luxury with a sparkling solar heated swimming pool, ideal for relaxation and leisure.
- 3 Phase Power and Ample Garaging: Perfect for the tradespeople or those working from home, featuring 3 phase power and plenty of garaging with storage space.
- Solar Panels: Benefit from a substantial 19 kW solar panel system, significantly reducing energy costs and demonstrating a commitment to sustainability.

**Large Allotment with Subdivision Potential:** Situated on a generous 1870 square meter allotment with a 24.9m frontage, offering ample space for outdoor activities, potential expansion, or subdivision into 3 allotments or more (subject to council approval). Conveniently located in the thriving metropolis of Munno Para West you will find a multitude of amenities and services minutes away. Enjoy proximity to Munno Para Shopping Centre, Playford Shopping Centre and Elizabeth Shopping Centre. Playford Lakes Golf Club, local parks and cafes are abundant and public transport options all within easy reach, offering tranquillity and easy access to amenities, schools, and transport links.

**Endless Possibilities:** Whether you're looking for a prestigious family home with modern amenities, an entertainer's paradise, or considering lucrative investment opportunities, this property provides limitless possibilities. Don't miss out on this rare opportunity to secure your future in a home of unparalleled luxury and potential. The Vendors Statement (Form 1) will be available for perusal by members of the public: (A) from the agent 3 consecutive business days immediately preceding the auction (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.