

**65 Galda Way, Munno Para, SA, 5115**



**House For Sale**

Wednesday, 14 August 2024

65 Galda Way, Munno Para, SA, 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## YOUR 2022 BUILD AWAITS

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this sensational 2022 built four bedroom, triple living room home set in the very popular and in demand suburb of Munno Para. Situated in a quiet pocket on a 450m<sup>2</sup> block (approx.) and with a large 253m<sup>2</sup> floorplan (approx.), this immaculate home has it all. It offers a beautiful low maintenance lifestyle, has brilliant street appeal and is nestled among other newly built homes.

As you walk up the driveway past the front fence and rendered portico, you'll see that quality flows with hybrid wooden flooring and downlights throughout. The generously sized master bedroom to your left offers a ceiling fan, his and hers walk through robes with organized shelving and an ensuite with 1.8m high tiling offering a shower, a toilet and a basin with all the modern fixtures and fittings. Bedrooms two, three and four measure from 3.6m in width and all come complete with mirrored floor to ceiling built in robes and ceiling fans. The study or home theatre room across the hallway of the master bedroom is a perfect area to keep the children preoccupied. All bedrooms and the home theatre room are carpeted. The second bathroom, also with 1.8M high tiling offers a bath, a shower, a separate toilet and a separate vanity space again with all the modern fixtures and fittings. The large laundry provides plenty of room for all your cleaning appliances along with a nearby linen cupboard and outside access.

The open plan kitchen/dining and family area with a ceiling fan is absolutely breathtaking and is perfect for endless entertaining. The kitchen offers an island bench with plenty of bench space on its stone benchtops, a water filtration unit and tap, ample under bench and overhead cabinetry, quality 900mm stainless steel gas and electric appliances with a stylish splash back, a dishwasher, a walk in pantry and a large fridge alcove. The clever addition of a third living space with a ceiling fan in this wonderful floorplan allows the residents to gather around for a game of table tennis or a game of pool. The choices here are endless. The entire home will keep you wonderfully warm in winter and cool in summer with its ducted reverse cycle air conditioner.

Venturing outside to the backyard through the sliding glass doors you are greeted with a cemented landing area ideal for entertaining family members and friends during large gatherings. The grassed area here is also perfect for the children and their pets to keep themselves preoccupied while admiring the downlights under the eaves and the dwarf wall along the rear perimeter of this allotment.

With 2.7m high ceilings, security screens, roller shutters, solar, a dual car garage with a panel lift door, low maintenance and established front and rear gardens and lawn and a garden shed, this gorgeous home is exactly what you've been looking for.

### FEATURES YOU WILL LOVE:

- 450m<sup>2</sup> block (approx.)
- 253m<sup>2</sup> build (approx.)
- 2022 build
- Front fence
- Rendered portico
- 2.7m high ceilings
- Hybrid wooden flooring, downlights & ceiling fans throughout
- Master bedroom with WTR's & an ensuite
- Bedrooms two, three & four with mirrored BIR's
- Home theatre/study
- Games room
- Second bathroom with a bath, a shower, a separate toilet, a separate vanity & 1.8m high tiling
- Large laundry with outside access
- Kitchen with an island bench, stone benchtops, 900mm stainless steel gas/electric appliances, WIP
- Dishwasher

- Ducted reverse cycle air conditioning
- Cement landing in backyard
- Grassed area
- Low maintenance gardens & lawn
- Security screens
- Roller shutters
- Double garage
- Solar
- Garden shed
- Nolan Reserve - 8min walk
- Public transport - 3min drive
- Mark Oliphant College (R-YR12) - 10min walk
- Restaurants/Cafes - 4min drive
- Munno Para Shopping City - 6min drive
- Adelaide CBD - 34min drive

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<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

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

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

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