

**7 Ascot Avenue, Munno Para West, SA, 5115**



**Sold House**

Sunday, 1 September 2024

7 Ascot Avenue, Munno Para West, SA, 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## MOVE IN READY!

It is with great pleasure that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this delightful freshly painted and freshly carpeted four bedroom home set in the quiet and in demand "Almond Grove Estate" of Munno Para West. Situated on a 453m<sup>2</sup> block (approx), with a build size of 168m<sup>2</sup> (approx) and nestled among other beautifully presented homes, this immaculate home built in 2013 has it all by offering low maintenance and established front and back yards for the lucky buyer.

Upon entry through the rendered portico you will be met with wooden look flooring throughout. To the left you will approach the generously sized carpeted master bedroom offering a large walk in robe and an ensuite with a shower, a toilet and all the modern fixtures and fittings. The remaining three carpeted bedrooms come complete with floor to ceiling built in robes and are also generous in size. The second bathroom offers a shower, a bath and a separate toilet near by. The linen cupboard and second storage space near the double garage are perfect additions to this fabulous home for keeping all your belongings out of sight. The laundry is large enough to house all your cleaning needs whilst providing you with outside access.

The modern open plan kitchen and dining/living space is simply superb. The kitchen comes complete with modern benchtops, ample under bench and above bench cabinetry, quality stainless steel gas and electric appliances perfect for the home chef and a dishwasher to make cleaning up a breeze. The adjoining dining and living spaces are in close proximity allowing one to prepare warm home cooked meals whilst not missing out on the entertainment being had. The entire home is kept climate controlled all year round by the ducted heating and cooling air conditioner.

As you venture outside from the living room into the backyard there is a cement landing ideal for entertaining family members and friends during barbecues and other functions. In addition to that there is plenty of grass to let the children and pets play on as well as ample space along both sides of the dwelling, taking advantage of this larger sized block.

A highlight of this lovely location is the park with a playground literally across the road as well as a much larger park around the corner perfect for large gatherings for picnics and barbecues. With the double garage having rear roller door access for bringing multiple vehicles through to the back yard, a rain water tank, ECO grey water plumbed to the main toilet, automatic irrigation systems to both front and back gardens and screens on both the front and back doors, this home will surely generate significant interest for the lucky home owner.

### FEATURES YOU WILL LOVE:

- 453m<sup>2</sup> block (approx.)
- 168m<sup>2</sup> build size (approx.)
- 2013 build
- Freshly painted entirely throughout
- Four freshly carpeted bedrooms
- Ensuite and walk in robe to master bedroom
- Built-in double floor to ceiling robes to the remaining three bedrooms
- Wooden look flooring throughout
- Two bathrooms
- Large laundry with outside access
- Multiple storage solutions
- Ducted reverse cycle air conditioning
- Modern colour scheme
- Modern kitchen with ample bench space, cabinetry and quality stainless steel gas/electric appliances
- Dishwasher
- Large open plan living/dining area with kitchen overlooking the meals area
- Double garage with rear roller door access

- Screen doors to front and back of home
- Outside entertainment area with plenty of grass
- Beautifully maintained established gardens
- Rain water tank
- Eco grey water plumbed to the main toilet
- Automatic irrigation systems to both front and back gardens
- Keane playground across the road
- St Columba College (R-YR12) a 5 minute drive away
- Munno Para shopping center and restaurants a 5 minute drive away
- The Adelaide CBD a 35 minute drive away

This family home is located close to shopping centres, local schools, sporting facilities and medical centres.

This property will not hang around long and represents excellent value for money. Contact Steven Ulbrich on 0484 277 674 for further information.

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

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