

7 Gurumbi Crescent, Munno Para, SA, 5115



House For Sale

Sunday, 1 September 2024

7 Gurumbi Crescent, Munno Para, SA, 5115

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

AUCTION SAT 21ST SEPT @ 4:30PM (USP)

Buying a property at Auction is an easy and exciting process for any buyer. Talk to the team at Ray White Angle Vale | Elizabeth about how we can work with you and your finance broker to get you 'Auction Ready' and ensure you do not miss out on this brilliant buying opportunity.

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this delightful three-bedroom home set in a quiet pocket in the high demand suburb of Munno Para. Nestled among other well presented homes and situated on a large 725m² subdividable block (approx and subject to council consent (STCC)), it offers low maintenance and established gardens and is only a stones throw away from a nearby reserve.

As you walk up the driveway past the front lockable fence to the tiled verandah, quality flows nicely with recently laid carpet throughout. The master bedroom boasts four built in robes and bedroom two of the remaining bedrooms offer two free standing wardrobes. The updated bathroom boasts a shower, a bath and a separate toilet nearby. The living room and dining area at the front of the home which offers a wall air conditioner with heating and cooling is an ideal addition to this wonderful floor plan, allowing endless amounts of time to be spent with family members and friends. The entire home will also keep you wonderfully cool in summer with its ducted evaporative air conditioner.

The kitchen provides the lucky purchasers with ample bench space, plenty of under bench cabinetry, additional floor to ceiling cupboards and an upright gas cooker. The laundry, which leads you out to the backyard offers a linen cupboard and ample space for you cleaning appliances.

Venturing outside into the backyard you are greeted with plenty of grass for the children and their pets to play on. The cemented and paved undercover area is perfect for outside entertainment among family members and friends. Apart from the numerous raised flower beds scattered throughout the rear of this allotment, there is an enclosed rumpus room which is led to from the rear of the carport. The rumpus room can be turned into a teenagers retreat or made into a fully customized workshop. The choices here are endless.

With security screens, solar on the roof, a tool shed at the rear of the rumpus room and roller door access to the carport, this home is certainly one to drum up significant interest from the astute investor or first home buyer so don't miss out on this weekends' open inspection.

FEATURES YOU WILL LOVE:

- Subdividable subject to council consent (STCC)
- 725m² block (approx.)
- 178m² build (approx)
- 21m frontage
- 1978 build
- Front lockable fence
- Tiled veranda
- Newly laid carpet throughout
- Master bedroom with four BIR's
- Bedroom two of three with freestanding wardrobes
- Updated bathroom with a shower, a bath, a basin and a separate toilet
- Large main living and dining area with a wall heating and colling a/c
- Kitchen with an upright cooker
- Laundry with outside access
- Ducted evaporative air conditioning
- Undercover paved and cemented outdoor area
- Ample grassed areas

- Flower beds
- Rumpus room/teenagers retreat
- Garden shed
- Security screens
- Solar
- Established gardens and lawn
- Carport with roller door access
- Winulta Park - down the road
- Public transport - 3min walk
- Munno Para Primary School - 2min drive
- Blakes Crossing College - 6min drive
- Blakes Crossing Shopping City - 5min drive
- Cafe's and Restaurants - 5min drive
- The Adelaide CBD - 34min drive

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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