

# 7 Orange Parade, Munno Para West, SA 5115



## House For Sale

Tuesday, 27 February 2024

7 Orange Parade, Munno Para West, SA 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 416 m2

Type: House



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**\$549,000 - \$575,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth and Steven Ulbrich present this excellent four bedroom, dual living room home set in the very popular and in demand suburb of Munno Para West. Situated in a quiet pocket of the suburb, on a 416m<sup>2</sup> block (approx.) and with a 189m<sup>2</sup> build size (approx.) this immaculate home has it all. It offers a beautiful low maintenance lifestyle with brilliant street appeal and is tenanted till the 14th of April 2024. As you enter the home you'll see that quality flows with its stylish diamond laid tiling throughout. The large master bedroom boasts enough room to fit a super king bed along with bedside tables and a walk in robe. The ensuite offers a shower, a toilet and a basin. All four carpeted bedrooms are generous in size with all but one offering built in robes. The second bathroom comes complete with a bath, a shower, a separate vanity space, a nearby linen cupboard and a nearby toilet. The laundry is large and offers an additional linen cupboard, plenty of room for all your washing needs and access outside. The second living room with wooden look flooring is an essential addition to this wonderful floorplan, allowing children or other members of the family to keep themselves pre occupied as other groups entertain themselves in the main living room. It could also be used as a home theatre room. The choices here are endless. The open plan kitchen/dining and family area is simply perfect for endless entertaining. The kitchen offers exceptional bench space with ample under bench and overhead cabinetry. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef and there's also a provision for a dishwasher. The reverse cycle split system air conditioner will provide you with year round comfort, day and night. Venturing through the sliding glass doors to the backyard you are greeted with a paved outdoor entertainment space, ideal for large gatherings of family members and friends during barbecues and other festive occasions. The amount of grass available allows children and their pets to play to their hearts content. With security screens on the laundry and front doors, an undercover extension off of the garage to house all your gardening tools and rear roller door access allowing vehicles and machinery to be brought in from the front of the home, this home is sure to drum up significant interest from the lucky buyer.

**FEATURES YOU WILL LOVE:**

- 416m<sup>2</sup> block (approx.)
- 189m<sup>2</sup> build (approx.)
- 2006 build
- Diamond laid tiling throughout
- Master bedroom with WIR and ensuite
- Four carpeted bedrooms, all but one with BIR's
- Second bathroom with a bath, a shower and a separate toilet
- Second living space with wooden look flooring
- Laundry with a linen cupboard and an additional linen cupboard near second bathroom
- Kitchen with quality stainless steel gas/electric appliances
- Split system reverse cycle air conditioning to main living
- Paved outdoor entertainment area
- Grassed backyard
- Low maintenance gardens and lawn
- Security screens on laundry and front doors
- Garage with rear roller door access and undercover extension
- Public transport - 3 min walk
- St Columba College (R-YR12) - 2min drive
- Restaurants/Cafes - 3min drive
- Munno Para Shopping City - 8min drive
- Adelaide CBD - 30min drive

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