

**8 Pride Avenue, Munno Para, SA 5115**



**House For Sale**

Monday, 20 May 2024

**8 Pride Avenue, Munno Para, SA 5115**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



**Bradley Clarke**

**0422070240**

## \$560,000 - \$590,000

You're in bed, dreaming of the perfect home. You're picturing a school, a minutes walk down the road, a golf course almost in your back yard. Closer than close to the local Woolworths, takeaways and eateries. Direct access to the northern expressway, with less than 40 minutes to the CBD. You wake up, you're home at 8 Pride Avenue, Munno Para. Eye catching from the sidewalk, you'll discover thoughtfully designed features, including a cute picket fence, stunning wide panel lift door, and contrasting brickwork. Lit up by your own personal lamp post, the beautiful feature lilly pilly is surrounded by lush green grass. The spacious interior is complimented by not one but two living areas, which could be closed off to create a fourth bedroom. Each bedroom is laden with carpet, with main thoroughfares and living spaces adorned with timber flooring. You'll find comfort in the reverse cycle climate system, for both heating and cooling whenever the heart desires. The master bedroom is coupled with both ensuite and walk in robe to ensure a hotel style stay for whoever is lucky enough to claim it. The kitchen overlooks the second living area, fully equipped with stainless steel appliances and functional dual sink. Well thought out garage provides access to the back yard with roller door off the back. Location highlights:- A leisurely stroll to Nolan Reserve, as well as the hugely popular Playford Lakes Golf Club for plenty of outdoor activity- Around the corner from Mark Oliphant College for easy morning commutes- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area- A quick 12-minutes to Elizabeth City Centre for all your major brand name shopping outlets, cafés and entertainment options

Specifications: CT / 6205 / 106 Council / Playford Zoning / GN Built / 2019 Land / 405m<sup>2</sup> (approx) No registered Easements Council Rates / \$1928 approx. pa Emergency Services Levy / \$115 approx. pa SA Water / \$153.70 p/q Estimated rental assessment: \$570 - \$590 p/w (Written rental assessment can be provided upon request) Nearby Schools / Adelaide North Special School, Mark Oliphant College, St Columba College Call Bradley Clarke for more information 0422 070 240 or come along to the open home! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355