

86B Brandis Road, Munno Para West, SA, 5115



House For Sale

Friday, 30 August 2024

86B Brandis Road, Munno Para West, SA, 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Privacy, Proximity, and Polish

Come one come all, investors, first home buyers, and everyone in between! Low maintenance to a tee, this home presents ample opportunity to really make it your own. The modest facade invites you into a home which is well built, well presented, and ideal to suit any lifestyle.

Upon entry you'll find the spacious master, complimented by walk in robe and ensuite, giving you the ability to perhaps separate the parents from the children to have that sought after 'me' time. The neat ensuite is accented with tasteful colour and design selections, making it a staple in modern living for years to come.

Walking in to the main living area, you'll be wowed by the open plan, and impressive kitchen. The island bench overlooks lounge and dining, to make sure you can keep an eye on the kids while preparing dinner. Stainless steel appliances, including dishwasher, add to the modern style and functionality that this home provides. The kitchen/living space is also complimented by downlights, and a reverse cycle system that flows throughout the home, ensuring complete climate control all year round.

Coming into the right wing of the home are the second and third bedrooms, bathroom, and laundry, to offer seclusion and separation from other parts of the home. The main bathroom takes the lead from the ensuite, with the same colour palette and services the two bedrooms to make sure that no one misses out on a hot shower in the morning.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 35 minutes to arrive in the city
- A leisurely stroll to the magnificent Playford Lakes Golf Club
- Around the corner from St Columba 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, cafes and entertainment options

Specifications:

CT / 6171 / 472

Council / Playford

Zoning / GN

Built / 2019

Land / 300m² (approx)

Council Rates / \$1796 approx. pa

Emergency Services Levy / \$110 approx. pa

SA Water / \$153.70pq approx

Estimated rental assessment: \$500 - \$530 p/w (Written rental assessment can be provided upon request)

Nearby Schools / St Columba College, Mark Oliphant College, Adelaide North Special School, John Hartley School

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