

9 Tsouris Wy, Munno Para West, SA, 5115



House For Sale

Wednesday, 14 August 2024

9 Tsouris Wy, Munno Para West, SA, 5115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Stylish and Sophisticated, Move-In Ready Home!

For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser

Virtual Tour Link: <https://my.matterport.com/show/?m=fC4x1p8x5rL>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this stunning, brand new home, built by Metricon. This low-maintenance property offers the perfect blend of style, comfort, and practicality as it requires minimal upkeep, allowing you more time to relax and enjoy life. Featuring a plumbed rainwater tank to help keep those water bills down and a secure double-width garage with ample space for your vehicles and storage, this home is designed with your convenience in mind. Eligible buyers can save even more from the \$15,000 First Home Owners Grant and the Stamp Duty Exemption, making this an unmissable chance for first-time homeowners to take that step onto the property ladder.

The heart of this home is the spacious open-plan living area with timber laminate flooring. This is the perfect space for the family to unwind after a long day, or gather for a games night. The Fujitsu split system air conditioning unit ensures this area is comfortable all year. Large sliding doors seamlessly connect the indoors with the outdoors, creating a perfect flow for entertaining guests or simply enjoying the fresh air. For those who need a quiet workspace, the dedicated study offers a private retreat.

The kitchen is a chef's delight and the open plan layout also ensures the home chef is involved in family activities as they prepare feasts. Quality InAlto stainless steel appliances including the 5-burner gas cooktop, electric fan-forced oven, canopy rangehood and dishwasher will inspire your culinary creativity. Whether you're preparing a weeknight meal or hosting a dinner party, this kitchen is designed to make cooking a pleasure, plus there is a walk-in pantry for ample storage. The adjacent meals area is perfect for casual dining or enjoying a morning coffee.

The master bedroom offers a peaceful retreat at the end of the day and temperature control with a split system air-conditioning unit. The walk-in robe provides ample storage space for your clothes, while the ensuite bathroom provides additional convenience and privacy. The ensuite features a single vanity, single shower with handheld showerhead, and toilet. The remaining three bedrooms are generously sized and all feature mirrored built-in robes, ceiling fans with lights, roller blinds, and comfortable carpet flooring. These rooms are serviced by the modern shared bathroom with a single vanity, shower with handheld showerhead, soaking tub, and separate toilet for those busy households. The laundry area is equipped with a trough, tile flooring, and external access sliding door for further practicality.

The double-width garage offers secure parking and additional storage space, boasting an automatic panel lift door, internal and rear access, and lighting. Step outside to discover a garden ready for your personal touch. You can turn this into a children's play area, or a relaxing outdoor entertaining space - the possibilities are endless.

Key features you'll love about this home:

- 2024 Metricon Homes build
- Fujitsu Airstage split system reverse cycle air-conditioning units in open-plan living and master
- Double width garage with automatic door and internal access
- Plumbed rainwater tank with an electric pump
- NBN ready

Enjoy leisurely walks or bike rides in the nearby Almond Circuit Reserve and the North Lakes Playground, or challenge your friends to a round of golf at the Playford Lakes Golf Club. For your shopping needs, Playford Marketplace and

Munno Para Shopping City are just a short drive away. Families with children will appreciate the proximity to schools such as St Columba College, Mark Oliphant College, and Munno Para Primary School, as well as Playford Child Care Centre.

Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!

Year Built / 2024 (approx)
Land Size / 384sqm (approx)
Frontage / 9.94m (approx)
Zoning / GN - General Neighbourhood
Local Council / City of Playford
Council Rates / \$1,633.55 pa (approx)
Water Rates (excluding Usage) / \$662.20 pa (approx)
Es Levy / \$89.05 pa (approx)
Estimated Rental / \$570-\$620pw
Title / Torrens Title 6288/800
Easement(s) / Nil
Encumbrance(s) / to Encumbrance Management Pty. Ltd. - See title
Internal Living / 124.6sqm (approx)
Total Building / 162.9sqm (approx)
Construction / Brick Veneer
Gas / Connected
Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:
<https://vltre.co/Wdsk06>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.