

**Lot 58 Stebonheath Road, Munno Para Downs, SA  
5115**



**Sold House**

Saturday, 2 March 2024

Lot 58 Stebonheath Road, Munno Para Downs, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 298 m2**

**Type: House**



Gretchen Watson

**\$587,400**

4 bedroom, 2 car with External rear door, Study, 2 Bath, full size laundry with external door main bathroom with bath and shower master with Ensuite. Large front porch. Armondo is flourishing. Located in Adelaide's fast growing northern suburbs, Armondo Estate, Munno Para, is a boutique estate offering affordable family friendly living with world class vineyards just up the road. Consisting of just 50 lots, Armondo Estate is within easy reach of the northern expressway and public transport hubs. You can be in the CBD in just 28 minutes. With quality educational facilities, great shopping and Munno Para Shopping City's new dining precinct, the area is blossoming. Armondo Estate is a community that has been designed to maximise the potential of each lot for modern, low-maintenance, hassle-free living. If you think life should be less hustle and just the right amount of bustle, don't miss your opportunity to secure house and land in Armondo Estate.

10 Best Suburbs to Invest in Adelaide in 2023 <https://www.canstar.com.au/home-loans/bestsuburbs-adelaide/> After many years of flying under the radar of property investors, Adelaide is no longer an underrated market. It has been at the forefront of price growth nationwide for the past two years and continues to have one of Australia's busiest and most competitive property markets, with homes selling quickly at higher-than expected prices. The rate of sale in Munno Para and Munno Para West has tripled in the past two years. This northern Adelaide precinct offers rail and motorway connectivity, shopping, schools and a golf course. Vacancies are near zero and yields are high, making it one of the best opportunities on the market.

Specification  
Lifetime structural warranty from practical completion\*  
Down lights to main living area  
Down light to porch  
Two (2) TV points and one (1) telephone point  
One (1) TV antenna  
Air Conditioning  
Render, face brick and/or painted cladding as per standard plans  
Two (2) external taps, Fly screens to all opening windows  
Automatic garage door including two (2) remote controls.  
Timber Laminate Flooring to all main floor areas.  
Carpet to bedrooms including underlay.  
Mirrored sliding robes to all bedrooms  
Stainless steel undermount sink to kitchen with swivel mixer tap  
Stainless Steel Dishwasher  
back to wall toilet suite  
Metal Fencing and side gate  
Landscaping with a mix of turf and garden beds  
Plants to garden beds  
Standard letterbox and clothesline  
Window furnishings to all windows and sliding doors  
Driveway and perimeter paths to entire dwelling (excluding where building is on boundary)  
Tiles to porch and alfresco as nominated on plans  
To schedule a private tour or learn more about this remarkable property, please contact me today. Your dream home awaits!

DISCLAIMER  
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