

**14 Callinan Street, Munno Para, SA 5115**

**Townhouse For Sale**

Tuesday, 25 June 2024



14 Callinan Street, Munno Para, SA 5115

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 74 m2**

**Type: Townhouse**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$399,000 - \$438,000**

\*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://shorturl.at/GVnwF> 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](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this stunning, modern Torrens Titled townhouse! Perfect for young couples, first home buyers, and astute investors, this property offers a winning combination of low-maintenance living, contemporary style, and a fantastic location within a thriving community. The property is currently tenanted with a fixed lease of \$390pw in place until 11/10/2024 for instant returns! Embrace open-plan living on the upper level, complete with air-conditioning and sleek floating floors that flow underfoot. Step outside onto your private balcony and soak in the serenity of the neighbouring reserve - perfect for enjoying your morning coffee or a relaxing evening drink. The open-plan kitchen is a delight, boasting a gas cooktop, electric oven, and dishwasher. Ample storage is provided by laminate cabinetry with overhead cupboards, ensuring all your culinary essentials are within easy reach. The master bedroom, conveniently located on the lower level, features a built-in robe and a three-piece ensuite. Sliding doors grant access to your own intimate courtyard, offering a private space to unwind. Upstairs, a second bedroom with a spacious walk-in robe caters to guests or home office space. A second bathroom with a shower, vanity, and toilet provides added convenience on the upper level. Key features you'll love about this home: - Split-system air-conditioning in the open plan living - Built-in robe and en-suite in the master bedroom - Walk-in robe to bedroom 2 - Single garage with an automatic roller door and a convenient laundry nook - Low-maintenance living with no yards to maintain - Instant gas hot water The location of this townhouse is truly unbeatable! Take a stroll across the neighbouring reserve and find yourself directly at Woolworths Playford, Playford Alive Town Park, local cafes, and gyms. Enjoy scenic walks at Curtis Wetlands, or explore the shopping options at Munno Para Shopping Centre and Munno Para Marketplace. Schools including Mark Oliphant College, St Columba College, and Munno Para Primary School are all within easy reach, and Adelaide CBD is just a 40-minute drive away. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2015 (approx) Land Size / 59sqm (approx) Frontage / 4.7m (approx) Zoning / SAC-Suburban Activity Centre Local Council / City of Playford Council Rates / \$1,559.40 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$87.75 pa (approx) Current Rental / \$390pw in place until 11/10/2024 Estimated Rental / \$390-\$420pw Title / Torrens Title 6143/993 Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority - See Title Internal Living / 74.4sqm (approx) Total Building / 107.5sqm (approx) Construction / Rendered Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/t3gl9X> 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. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.