

**2/238 Newton Boulevard, Munno Para, SA 5115**

**TURNER.**

**Unit For Sale**

Friday, 5 July 2024

2/238 Newton Boulevard, Munno Para, SA 5115

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 115 m2**

**Type: Unit**



Levi Proude  
0488041351

**\$320,000 - \$355,000**

First Open Saturday 13/7 - Time TBC. Located on the first floor, this unit comprises of two bedrooms, one bathroom, open plan kitchen/dine/living and single carport. Fitted with reverse cycle split system air conditioning, this home is simply perfect for someone looking to enter the housing market or for the astute property investor. Currently rented to a long-term tenant at \$360 per week who keeps the property immaculate. The functional floor plan offers light filled spaces and dual access into the home. Entering the home, you'll immediately notice the simple, yet sleek kitchen is fitted with light and bright cabinetry including quality cooking appliances and a dishwasher. This space overlooks the living and dining area where there is plenty of natural light filtering through the large glass sliding doors and has access to the north facing front garden - a perfect space to enjoy a morning coffee or just relaxing in the sun. The bedrooms are conveniently located to the rear of the home and features built in robes. The main bathroom with modern colour tones features corner shower, built-in vanity, and toilet. There is rear lane access to a single carport with roller door. Please note some important information:- Unit 1 (below) and Unit 2 split the water and power bills 50/50.- Pets allowed subject to written consent of the corporation.- There is a shared common hallway in which both units access to enter their property. This unit offers simplicity, low maintenance and carefree living. All that is required is to move in, relax and enjoy or add it to your property portfolio for a set and forget investment. Ideally located with the Munno Para Train Station 500m away and a short distance to Mark Oliphant College, Munno Para Primary School, and Munno Para Kindergarten. Local shops and amenities are at your doorstep, with Playford Alive Town Park and Munno Para Shopping City just a stone's throw away and with easy access to the Northern Expressway commuting to the city or the sea is a breeze. CT / 6140 / 716 Year built / 2014 Equivalent Building Area / 94sqm (approx.) Council / City of Playford Community Title Water & Sewer / \$165.55 p.q. ESL / \$97.05 p.a. Speak to TURNER Property Management about managing this property #expectmore RLA 62639