

**12 Elly Dr, Munno Para West, SA, 5115**



**House For Sale**

Wednesday, 20 November 2024

12 Elly Dr, Munno Para West, SA, 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Callan Lister



Sophie Collett  
0413166057

## NEAT, SWEET AND COMPLETE!!

It is with great pleasure that Callan Lister and Sophie Collett from Ray White Angle Vale & Elizabeth, present this sensational four bedroom home set in the very popular and in demand suburb of Munno Para West. Situated on a large 470m<sup>2</sup> block (approx), this immaculate home has it all by offering a low maintenance lifestyle for the lucky buyer.

As you approach the property you will notice the well-manicured frontage boasting great street appeal. The large 3.8M x 3.5M master bedroom has three lovely awning windows with roller shutters, a huge walk in robe and ensuite. With the remaining three bedrooms, two of them are complete with built in robes. All bedrooms are carpeted while the remaining rooms of the home are hard floored.

The open plan kitchen and dining/living space is breathtaking being a massive 8.3M x 8.6M. The entire home will keep you cool in the summer & warm in the winter with it's ducted air conditioning throughout. The kitchen area comes complete with quality stainless steel gas and electric appliances perfect for the home chef, a dishwasher to make cleaning up a breeze and ample under bench storage with a walk-in pantry for that hassle free spacious appeal.

The second bathroom with modern tiles and tap ware throughout is complete with both a bath and shower as well as a separate toilet. The additional linen cupboard is perfect for that extra storage. There is plenty more storage with the cabinetry in the spacious laundry as well.

Not only are four bedroom homes a rarity in Munno Para West but to top that off the property also embraces a massive 6.5M x 4.5M shed in the large backyard, this shed is lined and has power perfect for a extra room or entertaining area.

Entertaining for all members of the family is easily achieved with the large 7.5M x 4.5M undercover gabled pergola cordoned off from the harsh elements of winter/summer. With the homes double garage complete with a rear exit that leads to a lengthy cemented driveway to the shed, this property will surely be quickly snapped up by the astute purchaser.

### FEATURES YOU WILL LOVE:

470m<sup>2</sup> block (approx.)

Ensuite and walk in robe to master bedroom

Built-in robes to 2 of the other 3 bedrooms

Ducted reverse cycle air-conditioning throughout

Modern colour scheme

Modern kitchen with ample bench space and quality gas/electric appliances

Huge open plan lounge with kitchen overlooking the meals area

Double garage

Large outdoor entertainment area with large shed

Beautiful maintained established gardens/lawns

This family home is located close to shopping centres, local schools, sporting facilities, medical centres.

For more information please contact Callan Lister on 0412 388 183 today, or attend our scheduled open inspections.

To put an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link <https://raywhiteanglevale.com.au/agents/callan-lister/123085>

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