

**12 Grace Road, Munno Para Downs, SA, 5115**



**House For Sale**

Wednesday, 18 December 2024

12 Grace Road, Munno Para Downs, SA, 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Tony Minopoulos

0882840055

## 2022 4 BEDROOM FAMILY HOME!

### ALFRESCO ENTERTAINING AREA

Tony Minopoulos at Ray White Craigmore & the award winning team is proud to present this modern 4 bedroom courtyard home

To make an offer on this property please use the link below;

<https://docs.google.com/forms/d/e/1FAIpQLSegHdu605zLAaSAb1ioPJnO4P1b45p3LeZQPcXYcWFwxokhWQ/viewform>

Features Include;

- \* 4 bedrooms, 2 bathrooms, 1 living area & 4 car spaces
- \* Bedrooms 2, 3 & 4 all with built-in robes
- \* Deluxe kitchen with stainless steel appliances, gas hot plate, electric oven, dishwasher, stone benchtop & pantry cupboard
- \* Spacious open plan dining/living room
- \* Ducted reverse cycle air conditioning throughout
- \* Alarm system
- \* Quality light fittings & window treatments
- \* Modern floor tiles through main areas
- \* Neutral carpets to all bedrooms
- \* Main central bathroom with vanity, bath & shower cubicle
- \* Separate toilet
- \* Hallway linen cupboard
- \* Neutral decor through home
- \* NBN internet available
- \* Large laundry
- \* Double garage with auto panel lift roller door
- \* Instant gas hot water system
- \* Alfresco entertaining area with floor tiles
- \* Foldout clothes line
- \* 1,000L poly rainwater tank with pump
- \* Concrete driveway & paths around home
- \* Front & rear low maintenance gardens
- \* 361m<sup>2</sup> allotment
  
- \* Council rates - \$1,800 per year approx
- \* SA Water - \$160 per qtr
- \* Potential rental return - \$550 - \$580 per week

Truly a modern 2022 4 bedroom family home set amongst near new homes. Close to local parks, schools, shopping centre, Northern Expressway, bus route & RAAF Base. All genuine offers welcome!