

**2 Pasanda Road, Munno Para Downs, SA, 5115**



**House For Sale**

Thursday, 14 November 2024

2 Pasanda Road, Munno Para Downs, SA, 5115

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious Family Living in Munno Para West

Welcome to 2 Pasanda Road, Munno Para West - a spacious family home designed for modern living with five bedrooms, three living areas, a study, and a double garage on a generous 565sqm block.

Step onto the inviting front porch and through double doors to a hallway, illuminated by LED downlights and a neutral color palette throughout. To the left, the first living area offers a cozy carpeted space with large windows for natural light. The open-plan family, kitchen, and dining area serves as the heart of the home, with quality appliances, a large island bench/breakfast bar, dual sinks, and a walk-in pantry. Sliding doors in the dining area lead to the outdoor space, ideal for family gatherings. A spacious third living room is off the dining area, carpeted and filled with natural light from large windows.

The master bedroom is carpeted, featuring a walk-in robe and an ensuite, while bedrooms 2, 3, 4, and 5 each include built-in robes. An additional study offers a convenient work-from-home space.

A three-way main bathroom offers a large vanity, ample storage, a separate bath, and a shower, while the laundry provides direct outdoor access and ample linen storage. Outside, enjoy a sunny courtyard with an undercover clothesline, grassy lawn area, and handy garden shed. A 10kW solar system, three-phase power, ducted reverse-cycle heating/cooling, and a drive-through double garage with internal access add to the convenience and efficiency of this home.

Situated in the vibrant and fast-growing community of Munno Para West, this home provides easy access to the Northern Expressway and Edinburgh, making it ideal for families looking for modern, affordable living. The City of Playford enhances the area with family-friendly amenities like parks, obstacle courses, and BBQ areas. Shopping options abound with Elizabeth City Centre and Munno Para Shopping Centre nearby, alongside quality educational institutions. Enjoy the outdoors at Murcia Avenue Reserve, Acacia Reserve, and North Lakes Playground, all just a short distance away. Nearby schools include Riverbanks B-12 College, Munno Para Primary School, and Angle Vale Primary School, with Riverbanks B-12 College serving as the local secondary school.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

For All Listing:

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | PLAYFORD

Zone | MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre

Land | 565sqm(Approx.)

House | 266sqm(Approx.)

Built | 2014

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa