

**28 Tomnicstas Street, Munno Para West, SA, 5115**



**House For Sale**

Sunday, 3 November 2024

28 Tomnicstas Street, Munno Para West, SA, 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Modern Family Living Awaits!

Proudly presented by Matt Ashford and Harris Real Estate, this stunning residence at 28 Tomnisctas Street offers modern living at its finest. Nestled on a spacious 372sqm corner allotment, this property boasts striking street appeal and an inviting layout perfect for families and entertainers alike. With four generous bedrooms and two beautifully appointed bathrooms, this home provides the ideal blend of comfort and style.

As you step inside, you'll be greeted by the master bedroom, conveniently located to the left. This serene retreat features a walk-in robe and a private ensuite, ensuring a peaceful haven for relaxation. Continuing down the hallway, you'll find the heart of the home—an expansive open plan living, meals, and kitchen area that seamlessly connects, making it perfect for entertaining or family gatherings.

The kitchen is a chef's delight, featuring high-quality appliances including a Westinghouse dishwasher, gas cooktop, electric oven, and rangehood. With a spacious 1.5 sink, built-in pantry, and ample cupboard space, this kitchen is both functional and stylish. Whether you're preparing a family meal or hosting friends, this space is designed to inspire your culinary creativity.

The home includes three additional guest bedrooms, two of which are equipped with built-in robes, providing plenty of storage for the whole family. These rooms are thoughtfully positioned near the main bathroom, making them both convenient and functional for guests or children.

More great features you're sure to love include:

- Reverse cycle split system air-conditioning in the open plan living area
- Instant gas hot water
- Plumbed in rain water tank
- New floating floors throughout
- Freshly painted throughout
- New roller blinds
- Garden shed for extra storage

Step outside to discover a beautifully landscaped yard, featuring lush green grass that provides a perfect play area for children. The easy-care gardens require minimal maintenance, allowing you more time to enjoy your outdoor space. Don't miss this opportunity to make 28 Tomnisctas Street your new family home—a perfect blend of modern convenience and comfort awaits! Contact Matt Ashford Harris Real Estate today to arrange a viewing.

Specifications:

CT / 6076/447

Council / Playford

Zoning / GN

Built / 2012

Land / 372m2 (approx)

Council Rates / \$1,856.05pa

Emergency Services Levy / \$108.60pa

SA Water / \$165.55pq

Estimated rental assessment: \$550 - \$600 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Mark Oliphant College (B-12), Munno Para P.S

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