

**38 Olympic Way, Munno Para Downs, SA, 5115**



**House For Sale**

Sunday, 3 November 2024

38 Olympic Way, Munno Para Downs, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Monique Kingsada

## Contemporary Comfort - Low Maintenance Lifestyle - Corner Convenience!

Perfectly located on a generous corner allotment of 415m<sup>2</sup>, nestled amongst other modern homes in a fabulous family friendly area, this exciting new release offers 3 spacious bedrooms and 2 separate living areas across a refreshing, contemporary design that will appeal to younger families and wise investors.

Crisp neutral tones, sleek tiled floors, and ambient natural light to create a comfortable, contemporary living space, perfect for your everyday relaxation.

Relax in a spacious formal living room at the front of the home near the entrance or step on through to a large open plan family/dining area where a bright modern kitchen overlooks. The kitchen features laminate bench tops, subway tiled splashbacks, generous corner pantry, stainless steel appliances, double sink and a wide breakfast bar to the family room.

Step seamlessly outdoors and enjoy alfresco entertaining on a delightful rear portico, constructed under the main roof. There is plenty of space for the kids to play in a cleverly designed yard and ample room for a small garden.

All 3 bedrooms are well proportioned, all offering fresh quality carpets and robe amenities. The master bedroom features a generous walk-in robe and bright ensuite bathroom. Bedrooms 2 and 3 both have built-in robes.

A clever three-way bathroom with wide open vanity will accommodate those busy school and work mornings while a double garage with auto panel lift door and rear access roller door provides secure housing for the family vehicles.

Ducted reverse cycle air-conditioning and an extensive solar panel system complete a value packed offering that will appeal to growing families and investors alike.

Briefly:

- \* Modern 3 bedroom home on generous corner allotment of 415m<sup>2</sup>
- \* Great location nestled amongst other quality family homes
- \* Sleek tiled floors, fresh neutral tones and ambient natural light
- \* Spacious formal living room with plush carpet adjacent the entrance
- \* Large open plan casual family room with kitchen overlooking
- \* Kitchen boasting laminate bench tops, subway tiled splashbacks, generous corner pantry, stainless steel appliances, double sink and a wide breakfast bar
- \* Sliding doors from the family room to a generous alfresco portico (constructed under the main roof)
- \* Lawn covered yards to both sides of the home
- \* 3 spacious bedrooms, all with quality carpets and robe amenities
- \* Bedroom 1 with walk-in robe and spacious ensuite bathroom
- \* Bedrooms 2 & 3 with built-in robes
- \* Clever three-way bathroom with wide open vanity
- \* Walk-through laundry with exterior access
- \* Double garage with auto panel lift door, interior access to the home and rear access roller door
- \* Ducted reverse cycle air-conditioning
- \* Extensive solar system
- \* Intriguing opportunity for both homebuyers and investors

Perfectly located within easy reach of desirable amenities. Public transport is available on Curtis Road & Stebonheath Road, both easily accessed. The Northern Expressway is nearby for a quick trip to the city.

Quality local shopping can be found at Playford & Munno Para Shopping Centres. North Lakes Golf Course is just up the road and Stebonheath Park with the Smith Creek Reserve is available for your daily recreation.

Mark Oliphant College B-12 is the local zoned school with other private schools in the area including Trinity College, St Columbia College and Catherine McAuley School.

Land Size: 415m<sup>2</sup>

Floor Area: 218m<sup>2</sup>

Frontage: 11m

Year Built: 2018

Rental Estimate: \$600 per week

Council Rates: \$2,013.45

Water Rates: \$283.92

For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637.

The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

**DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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