

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



**House For Sale**

Wednesday, 18 December 2024

40 Olympic Way, Munno Para Downs, SA, 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Minopoulos

0882840055

## ULTRA CLASSY STYLISH 2021 COURTYARD HOME

ALFRESCO ENTERTAINING / 6.6 KW SOLAR SYSTEM

CORNER ALLOTMENT WITH ROOM FOR SIDE ACCESS TRAILER/CARAVAN

PERFECT PRESENTATION! FUSSY FOLK LIVE HERE!!

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

<https://docs.google.com/forms/d/e/1FAIpQLSegHdu605zLAaSAAb1ioPJnO4P1b45p3LeZQPcXYcWFwxokhWQ/viewform>

Tony Minopoulos and the award winning team at Ray White Craigmore are proud to present this 2021 built courtyard home.

Features include:

- \* 3 bedrooms, 2 bathrooms, 2 living areas, 4 car spaces
- \* Main bedroom with ensuite plus His & Hers WIR
- \* Bedrooms 2 & 3 with BIR's
- \* Gourmet Chefs kitchen with stainless steel appliances, gas hot plate, electric oven, dishwasher and walk-in pantry
- \* 2 main living areas
- \* Theatre room/4th bedroom
- \* Spacious open plan dining/living
- \* Ducted R/C A/C
- \* 2.7m ceilings
- \* Quality window treatments
- \* Quality light fittings & LED down lighting
- \* Floating floors
- \* Main central 3-way bathroom with vanity, shower, bath & linen
- \* Separate toilet
- \* Neutral décor
- \* Ceiling fans to all bedrooms
- \* NBN internet available
- \* Instant gas HWS
- \* Large laundry
- \* Double garage with auto panel lift door & storage room for tools etc
- \* Alfresco entertaining area
- \* 6.6kw, 20 panel solar system
- \* 3x Crimsafe security doors
- \* 415m<sup>2</sup> allotment
- \* Corner allotment (opportunity for double gate access for boat/caravan/trailer)
- \* Small toolshed
- \* Council rates approx. \$1,900 per year
- \* SA Water \$160 per quarter
- \* Rental potential \$550 - \$580 per week
- \* Concreted driveway & paths around home
- \* Low maintenance manicured gardens

Truly a stunning 2021 built spacious courtyard home. Why build? Just move in!

Close to local schools, shopping centres, golf course, parks, Northern Expressway, RAAF base and only 30-40 minutes to

the CBD.

All genuine offers welcome.