

**8 Yera Court, Munno Para, SA, 5115**



**House For Sale**

Tuesday, 31 December 2024

8 Yera Court, Munno Para, SA, 5115

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Refurbished & Ready For Bright New Beginnings!

Bright, airy and refurbished in part already with on-trend floating floors, updated kitchen and bathroom, and freshly painted, 8 Yera Court captures perfect family home potential with all the familiar function you'd expect from its traditional 3-bedroom footprint, while also delivering plenty of size and scope to customise or extend when the time is right.

Set a generous 735sqm parcel in arguably the quietest pocket of Munno Para, settle into home-owner bliss with a beautiful bay-windowed lounge, or whip-up delicious mid-week dinners in the spacious kitchen with all the room for helping hands. With a large dining room just a comfortable conversation away from the resident cook, there's easy everyday entertaining on deck here, whether you're hosting friends or relaxing with loved ones.

A rear all-weather patio overlooks the sweeping backyard ready for some TLC to transform into a fun-filled outdoor space and the sweet backdrop to all your weekend get-togethers. From the front, a lovely porch entry and secure oversized carport complete the package that's a delight to step straight into or a home primed for a further makeover.

Wonderfully close to Winulta Park and Playground, a brisk walk to Munno Para Primary or a quick zip to Mark Oliphant College, and with shopping options ranging from the local Blakes Crossing to the bustling Munno Para Shopping Centre moments away by car, bus or train - nabbing this neighbourly base should be at the top of Christmas wish list!

### FEATURES WE LOVE

- Light-filled formal lounge with beautiful bay windows and AC
- Skylight-lit and spacious kitchen with great potential to redesign and update
- Lovely formal dining extending from the foodie's zone
- 3 well-sized bedrooms, two with handy ceiling fans and main with BIRs
- Refurbished bathroom with separate shower and bath, as well as separate WC for added convenience
- Practical laundry, a blend of solid timber and floating floors, freshly painted
- Delightful all-weather alfresco area overlooking the expansive and sunny backyard with huge scope to transform
- Neat frontage, long driveway, and secured carport
- Quiet cul-de-sac location

### LOCATION

- Super quiet, residents' only pocket of Munno Para
- Local playground and walking/riding trails right at the end of your street
- A stone's throw to Munno Para Primary, and less than 10-minutes to Mark Oliphant College
- Just 5-minutes to Blakes Crossing and Munno Para Shopping Centre for all your cafés, brand name outlets and household needs
- Handy bus stops footsteps away or a brisk 1km walk to Munno Para Train Station ready to zip you south or to the CDB in a traffic-free flash

**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.

Grange RLA 314 251

**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 | 735sqm(Approx.)

House | 210sqm(Approx.)

Built | 1978

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa