

**9 Madison Street, Munno Para, SA, 5115**



**Townhouse For Sale**

Thursday, 24 October 2024

9 Madison Street, Munno Para, SA, 5115

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Modern Two-Storey Townhouse in Munno Para

This modern two-storey townhouse is the perfect blend of style and convenience, offering an array of features designed to make everyday living easy and enjoyable.

### Key Features:

- Two spacious double bedrooms – one located upstairs and one downstairs for added privacy.
- Two bathrooms – enjoy the convenience of a bathroom on each level.
- Open-plan kitchen and living area – upstairs, flooded with natural light and providing ample space for relaxation and entertainment.
- Private balcony – overlooking the street, perfect for morning coffee or evening wind-downs.
- Master bedroom with walk-in wardrobe – the upstairs main bedroom includes a spacious walk-in robe.
- Built-in wardrobe to bedroom two – the downstairs bedroom also boasts storage with a built-in robe.
- Modern kitchen – fitted with an electric cooktop and full-size dishwasher.
- Single garage with automatic panel lift door – direct access to the home with laundry facilities tucked within the garage.
- Storage space – an under-stair storage area provides extra room for belongings.
- Small rear courtyard – accessible from the second bedroom, perfect for some outdoor privacy.
- Split-system reverse cycle air conditioning – ensuring comfort year-round.
- Great location – close to local shopping centres, public transport, schools, cafes, and restaurants for all your daily needs.

This property offers low-maintenance living in a convenient location, ideal for first-home buyers, investors, or those looking to downsize.

Don't miss out on this opportunity to secure a fantastic home in Munno Para!

The property is currently tenanted to February 2025.

Connect with us today!

Built in 2019

Certificate of Title: 6198/512

Title: Torrens

Council: City of Playford Council

Council Rates: \$1,707.70 pa (approx)

ESL: \$TBA pa

SA Water: \$165.55pq (plus usage) (approx)

Land Size: 63m<sup>2</sup> (approx)

For an inspection of this unique offering please click on the inspection link or contact us if times and days don't suit.... those who hesitate, will miss out! You will need to register to view this property. Please click on 'Book Inspection' or 'Email Agent' and we will respond with available inspection times. By registering, you will be informed of any updates about the inspection or any cancellations.

Disclaimer: Whilst we have gathered all information provided from sources deemed reliable, we cannot guarantee it's accuracy. We shall not be held liable for any errors, inaccuracies or omissions, including, but not limited to, details regarding a property's land size, floorplan and dimensions, building age, description or condition. It is strongly advised that those interested make their own enquiries and obtain independent legal and financial advice.