



15 Whiteley Street, Munno Para

## More Space, More Comfort, More to Love in Munno Para

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this quality property in Munno Para, offering two separate living areas, outdoor entertaining and a practical layout that is sure to appeal to a range of buyers.

Positioned on a corner allotment in an established pocket of Munno Para, this well-designed three-bedroom home offers a practical blend of comfort, functionality and low-maintenance living, complemented by a secure double garage with convenient rear vehicle access.

At the heart of the home is an open-plan kitchen, dining and family area, creating a central space for everyday living and entertaining. The kitchen offers ample cabinetry and bench space, while sliding doors provide an easy connection to the outdoor area.

A separate front lounge adds valuable flexibility to the floorplan, complemented by three well-proportioned bedrooms, including a generous master with private ensuite. A family bathroom and dedicated laundry complete the home's practical layout.

Location —Connected, Convenient & Family Friendly

3 2 2

**FOR SALE**  
\$680,000 - \$710,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Craigmore | Elizabeth | Salisbury  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Enjoy easy access to the everyday essentials, with Munno Para Shopping offering supermarkets, retail, dining and services nearby. Local schools, childcare, parks and recreational facilities are also within easy reach.

Public transport and the nearby Munno Para Railway Station provide convenient travel options, while Main North Road and the Northern Connector make commuting to surrounding suburbs and the Adelaide CBD feel seamless and well connected.

Whether you're purchasing your first home, looking for more room for the family or adding to your investment portfolio, 15 Whiteley Street delivers a versatile home in a well-connected Munno Para location.

#### Property Features

- Three generously proportioned bedrooms
- Spacious master bedroom with private ensuite
- Main bathroom featuring separate shower and bathtub
- Separate front lounge providing a second living area
- Large open-plan kitchen, dining and family zone
- Functional kitchen with gas cooktop and electric oven
- Ample kitchen cabinetry, overhead storage and generous bench space
- Ducted air conditioning throughout
- Dedicated laundry with external access
- Secure double garage with convenient rear vehicle access
- 346sqm (approx.) fully fenced corner allotment
- Low-maintenance outdoor areas
- Established residential setting with excellent everyday convenience

#### Specifications:

- CT: 6050 / 77
- Council: City of Playford
- Built: 2011 (approx.)
- Land: 346sqm (approx.)
- Easements: SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED C(T/F) FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)
- Rental Estimate: \$540.00 to \$570.00 per week

Please Note: Property is currently tenanted on a periodic lease.

Contact James Frencken on 0476 871 921 for further information or to register your interest.

To make an offer, visit the link below:

<https://shorturl.at/wBGfX>

#### Disclaimer:

We have in preparing this document used 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.

RLA155355

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 698DFDC          |
| Property Type | House            |
| Land Area     | 346 m2           |
| Including     | Air Conditioning |

**James Frencken 0476 871 921**

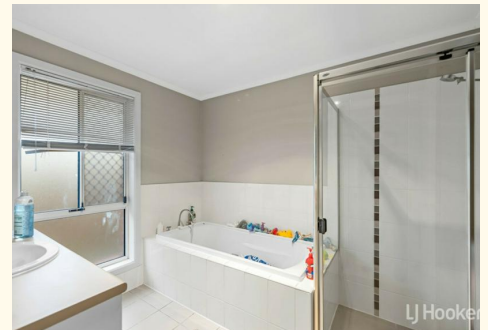
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**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

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## 15 Whiteley Street, Munno Para



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|----------|-------------|
| INTERNAL | - 172.7 SQM |
| EXTERNAL | - 22.6 SQM  |
| TOTAL    | - 195.3 SQM |

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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