



## Munno Para, 159 Douglas Drive

Impeccable 4-Bedroom Home with Stylish Features!



Set in a beautiful and quiet location within close vicinity of a variety of local shops and amenities, with features and space aplenty inside as well as out to entertain and enjoy, it is my pleasure to present to the market this beautiful family home!

Built c.2019 and sitting on a generous 415sqm (approx.) corner allotment, this home is ready for you to move in and start enjoying right away. The large kitchen with walk in pantry is the central hub of the home, including a handy coffee nook and chefs favourite gas cooktop. The master bedroom includes built in robe, ensuite and plenty of windows letting in natural light, with three further bedrooms, two of which have built in robes installed. Stepping outside you will find a large alfresco with decking that extends out to create a brilliant outdoor entertaining space, all overlooking the large rear yard with lush lawn.

What You Will Love:



**Disclaimer:** 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.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BUZGJU](http://ljhooker.com.au/2BUZGJU)

**Contact**  
**Jordan Nockolds**  
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**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Large open plan living space
- \* Contemporary kitchen with walk in pantry and stainless-steel appliances
- \* Master bedroom with walk in robe and ensuite
- \* Three further bedrooms, two of which include built in robes
- \* Dedicated Study space flooded with natural light
- \* Rear decked alfresco space
- \* Further expansive decked outdoor entertaining area
- \* Sizable rear yard with lush lawned area
- \* Double garage with automatic panel-lift door and rear access through roller door

Located only a short 3 minute drive from the local Playford shopping precinct, Woolworths shopping centre and many options for dining out or Friday takeout nights, as well as Playford Town Park and local skatepark. For the avid golfer, the Playford Lakes Golf Club is a stone throw away and only a 5 minute drive to the clubhouse.

The home is also well located in walking distance to Mark Oliphant College (B-12) and within close vicinity to other schooling such as Munno Para Primary School, Craigmore High School and St Columba College.

Year Built | 2019

Land Size | 415sqm\*

Zoning | MPN - Master Planned Neighbourhood / EAC - Emerging Activity Centre

Local Council | City of Playford

Council Rates | \$519.70p.q\*

Title | Torrens

Easements | Yes - Subject to Service Easement(s) for Electricity Supply Purposes

Internal Living | 172sqm\*

\*These are approximates from available sources

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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## More About this Property

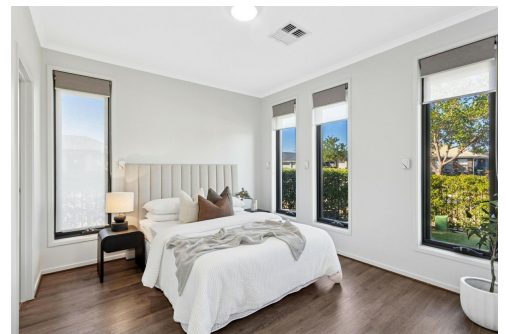
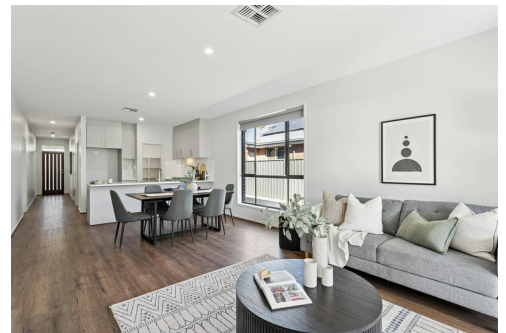
<b>Property ID</b>	2BUZGJU
<b>Property Type</b>	House
<b>House Size</b>	172 m2
<b>Land Area</b>	415 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Jordan Nockolds 0447 809 650**

Sales Specialist | Property Inspector | [jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)

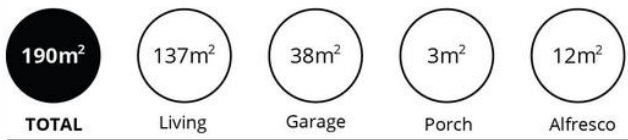
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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