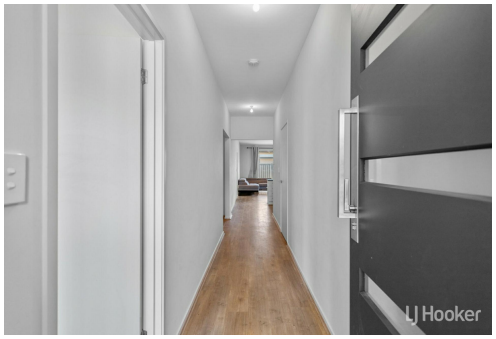












# Munno Para, 16 Lyle Street

## Modern Living in Munno Para

3 2 1

**For Sale**
UNDER CONTRACT BY ANDREW ROSE

**View**
ljhooker.com.au/65YMFDC

**Contact**
**Andrew Rose**
0421 988 597
andrew.rose@ljhces.com.au

Andrew Rose of LJ Hooker proudly presents this stunning 3-bedroom, 2-bathroom home with a single garage, located in the heart of Munno Para. Built in 2021, this property offers all the advantages of a new build without the hassle of construction.

Situated in a quiet area on a dead-end street, this home is surrounded by other new properties, creating a peaceful and welcoming environment. The modern exterior colours immediately catch your eye, and the contemporary design continues throughout the interior.

The master bedroom features a Walk-in robe and an ensuite, providing a private retreat. The additional bedrooms also come with built-in robes, ensuring ample storage space for the whole family.

The modern kitchen, complete with a large pantry, overlooks the open-plan living and

LJ Hooker

**LJ Hooker Craigmore | Elizabeth | Salisbury**
**(08) 8255 9555**

**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.

dining area, perfect for entertaining. From here, step out to the under-main roof alfresco area and enjoy the low-maintenance backyard, ideal for relaxing or hosting gatherings.

Additional Features
-Built in 2021
-Modern and Neutral throughout
-Heating and Cooling
-Quiet location
-Low maintenance Gardens

Specifications:
CT / 6260/78
Council / Playford
Built / 2021
Easements / NIL
Estimated rental assessment / $540-$560

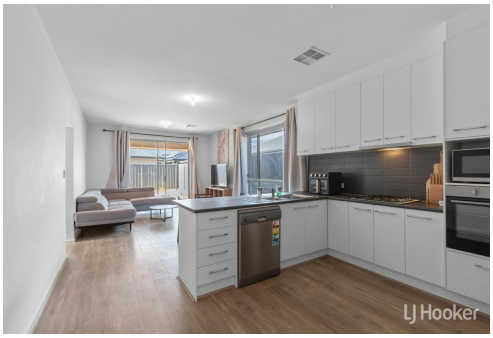
Don't miss out on this opportunity to own a beautiful, move-in ready home in Munno Para. Contact Andrew Rose at LJ Hooker today to arrange a viewing!

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 About this Property

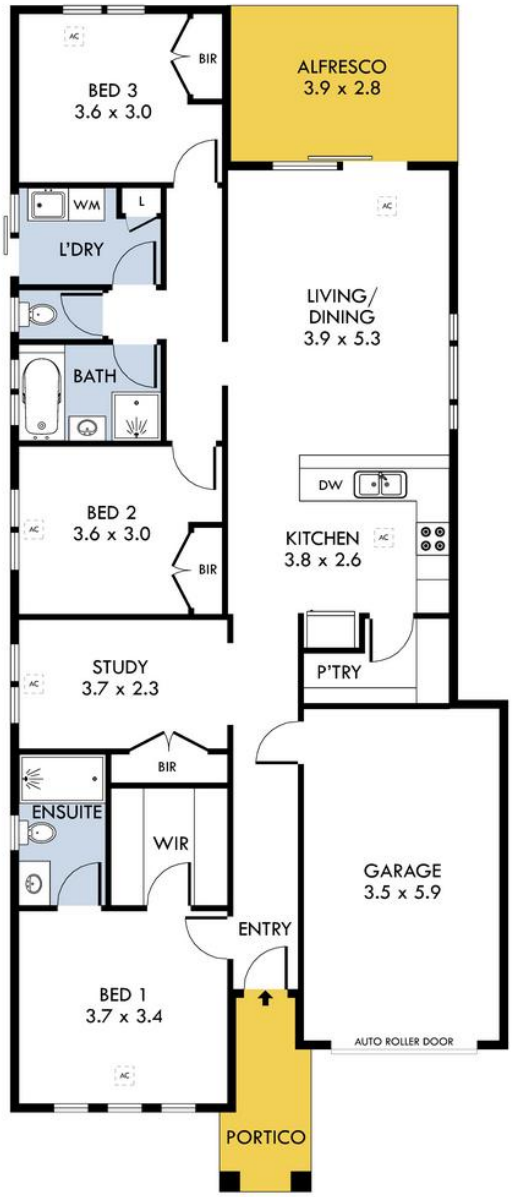
| | |
|---|---|
| **Property ID** | 65YMFDC |
| **Property Type** | House |
| **Land Area** | 300 m² |

**Andrew Rose 0421 988 597**
Senior Sales Representative | andrew.rose@ljhces.com.au

**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



**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.




16 Lyle Street, Munno Para

INTERNAL - 145.2 SQM
EXTERNAL - 17.1 SQM
TOTAL - 162.3 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.

LJ Hooker

**LJ Hooker Craigmore | Elizabeth | Salisbury**
**(08) 8255 9555**

**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.