



16 Lyle Street, Munno Para

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## Modern Living in a Peaceful Location

Andrew Rose of LJ Hooker proudly presents this impressive four-bedroom, two-bathroom home with a single garage, perfectly positioned in the heart of Munno Para. Built in 2021, it offers all the benefits of a new home without the stress of building.

Nestled on a quiet no-through street and surrounded by other quality homes, this residence is ideal for families seeking comfort, convenience, and style. From the moment you arrive, the modern exterior palette sets the tone for the contemporary design that flows throughout.

The master suite is a true retreat with its own ensuite and walk-in robe, while the remaining three bedrooms all include built-in storage. A thoughtfully designed kitchen, complete with a generous walk-in pantry, overlooks the open-plan living and dining zone-perfect for entertaining or relaxing with the family. Step outside to the under-main-roof alfresco and enjoy the low-maintenance backyard that's ideal for gatherings or peaceful evenings.

Additional Features:

- Built in 2021

**FOR SALE**  
UNDER CONTRACT BY ANDREW ROSE

### AGENTS

Andrew Rose  
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James Frencken  
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### AGENCY

LJ Hooker Craigmores | Elizabeth | Salisbury  
(08) 8255 9555

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

- Modern and Neutral throughout
- Solar System
- Heating and Cooling
- Quiet location
- Low maintenance Gardens

**Specifications:**

CT / 6260/78

Council / Playford

Built / 2021

Land / 300m2 (approx.)

Easements / NIL

Estimated rental assessment / \$590-\$630 per week

Enjoy the convenience of being just 35 minutes from the city via the Northern Connector, while local schools are right around the corner to make those morning drop-offs a breeze. Everyday essentials are close at hand with Woolworths nearby, along with a variety of local eateries and takeaway options. For a wider selection of shopping, cafés, and entertainment, Munno Para Shopping City is only a short drive away

Don't miss this opportunity to secure a beautiful, move-in ready home in one of Munno Para's most sought-after pockets. Contact Andrew Rose at LJ Hooker today to arrange your inspection.

**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	67P5FDC
Property Type	House
Land Area	300 m2

**Andrew Rose 0421 988 597**

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**James Frencken 0476 871 921**

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## 16 Lyle Street, Munno Para



INTERNAL	- 137.8 SQM
EXTERNAL	- 16.4 SQM
TOTAL	- 154.2 SQM

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