



2 Cognata Street, Munno Para




## Modern Family Living

Brand new to the market is this modern home offers comfort, space, and low-maintenance living, making it ideal if you're looking for a modern home that combines comfort, space and low-maintenance living, this home built in approximately 2023 is sure to impress. Land positioned on land size of approximately 439sqm.

Designed with family living in mind, the home offers four well-sized bedrooms, including a spacious master suite complete with a private ensuite and walk-in robe. Bedrooms two, three and four are all a good size and all feature built-in robes, providing excellent storage and practicality for growing families.

At the heart of the home is a bright and welcoming open-plan living and dining area, creating the perfect space to relax with family or entertain guests. There is also a separate lounge for relaxing nights in front of the TV. The modern kitchen overlooks the central living area, allowing for easy interaction and functionality in everyday living.

The main bathroom is stylishly appointed with both a shower and full-size bath, complemented by a separate toilet for added convenience. A separate laundry adds further practicality to the home's thoughtful layout.

4  2  4 

**FOR SALE**  
\$800,000 - \$820,000

**VIEW**  
By Appointment

**AGENTS**  
Corey Voss  
0412 262 180  
corey.voss@ljhces.com.au

James Frencken  
0476 871 921  
james.frencken@ljhces.com.au

**AGENCY**  
LJ Hooker Craigmore | 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**

Outside, the property is easy-to-maintain and is positioned on a corner allotment perfect for those seeking a relaxed lifestyle without the burden of heavy upkeep. A secure double garage with automatic roller door provides convenience and additional storage.

Year-round comfort is ensured with a split system heating and cooling unit, keeping the home comfortable throughout every season.

Whether you're a first home buyer, growing family, downsizer or savvy investor, this modern home offers outstanding value and lifestyle appeal.

#### Key Features

- Modern home built in approx.2023
- Four spacious bedrooms
- Master bedroom with ensuite and walk-in robe
- Built-in robes to bedrooms 2, 3 and 4
- Light-filled open plan living and dining area
- Modern bathroom with shower and bath
- Separate toilet for added convenience
- Separate laundry
- Double garage with automatic roller door
- Easy-care front and rear gardens
- Heating and cooling for year-round comfort

All located close to Curtis Rd shopping precinct, Open parks, Schools & transport and only an approx. 10min drive to the Munno Para shopping centre.

For the investors, this home is currently tenanted on a Periodic lease for a rental amount of \$590.00 per week however the estimate rental potential in today's market is approx. \$610 - \$630 per week.

Please phone to arrange a private inspection time.

#### 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	68HUFDC
Property Type	House
Land Area	439 m2

#### Corey Voss 0412 262 180

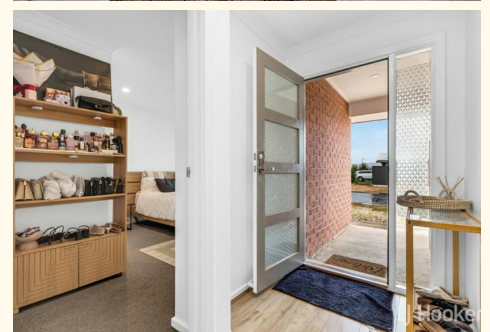
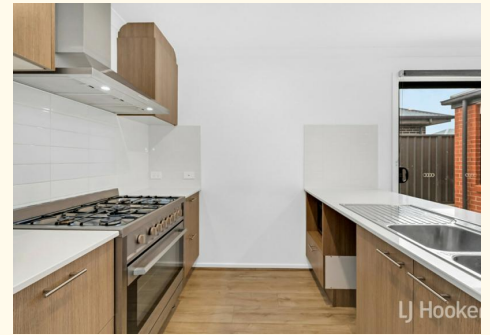
Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

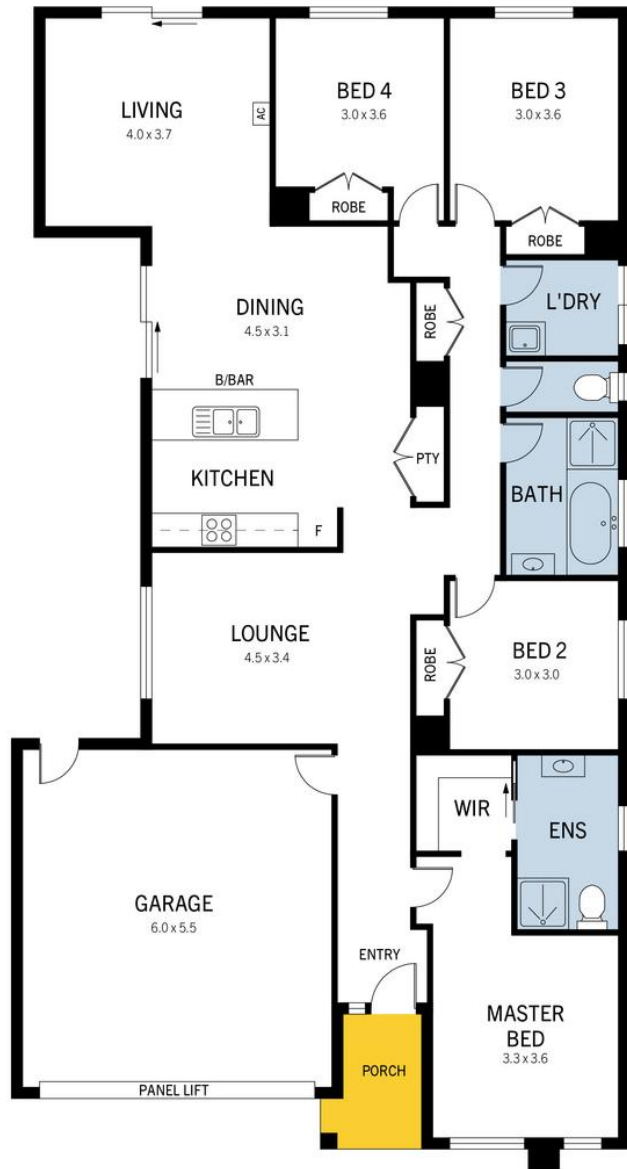
#### James Frencken 0476 871 921

Sales Representative | [james.frencken@ljhces.com.au](mailto:james.frencken@ljhces.com.au)

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

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](mailto:craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)





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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior	154m <sup>2</sup>	<b>191m<sup>2</sup></b> TOTAL
Garage	33m <sup>2</sup>	
Porch	04m <sup>2</sup>	

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