

Munno Para, 4 Karri Street

Don't Hesitate Here!

UNDER CONTRACT BY COREY VOSS

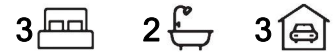
Charming Family Residence in Prime Location — Ideal for First Home Buyers or Savvy Investors

Positioned in a highly convenient location, this beautifully presented family home offers an excellent opportunity for those entering the property market or for investors seeking strong rental returns. Ideally situated just minutes from Munno Para Shopping Centre, quality schools, public transport options, and local parks, this property combines lifestyle, comfort, and convenience.

Freshly painted throughout and securely nestled behind a stylish tubular front fence with gates, the home boasts a functional layout with well-appointed living spaces, making it ideal for modern family living.



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/67DPFDC

Contact
Corey Voss
0412 262 180
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**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Key features include:

- Three generously sized bedrooms, offering comfortable accommodation for the whole family
- Master suite with ensuite and built-in robe, providing a private retreat for parents
- Spacious formal lounge at the front of the home —perfect for relaxing or entertaining guests
- Well-equipped central kitchen featuring under-bench oven, gas cooktop, ample storage, and bench space
- Open-plan family and meals area with polished timber floors, creating a warm and inviting atmosphere
- Year-round climate control provided by a split system reverse-cycle air conditioner, four ceiling fans, and roller shutters to the front windows for added comfort and security
- Generous land size of approximately 665m², offering plenty of space for outdoor living or future improvements

Estimated rental return of approximately \$530 - \$550 per week, making this property an attractive investment opportunity

Outdoor Features Include:

- Neatly landscaped, low-maintenance front and rear gardens
- Secure carport at the front of the home, with additional carport parking behind a roller door
- Spacious rear verandah —ideal for year-round entertaining
- Large garage/workshop at the rear of the property, perfect for the car enthusiast or those needing extra storage/workspace

Located just 150 metres from a public reserve and only a 7-minute walk to Munno Para Railway Station, this home is perfectly placed to enjoy all the amenities the area has to offer.

Whether you're looking for a comfortable home to raise your family or a well-located investment with excellent rental potential, this delightful property ticks all the boxes.

Don't miss out —contact us today to arrange an 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



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More About this Property

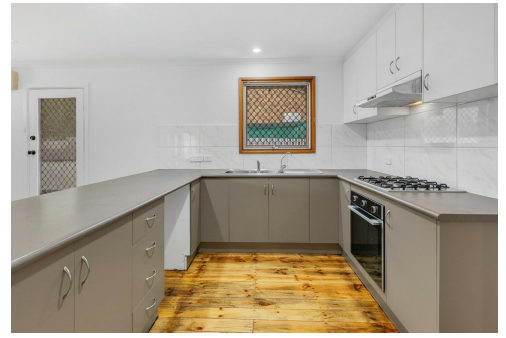
Property ID	67DPFDC
Property Type	House
Land Area	665 m2

Corey Voss 0412 262 180

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

Interior	113m ²	271m² TOTAL
Carport	46m ²	
Pergola	18m ²	
Verandah	49m ²	
Garage/ Shed	45m ²	