



42 Light Avenue, Munno Para

The Perfect Place to Call Home

Perfectly positioned in the popular suburb of Munno Para, this beautifully maintained home presents an outstanding opportunity for families, first-home buyers, and investors alike.

Built just 10 years ago and kept in immaculate condition, this home offers modern comfort, quality finishes and a practical floorplan designed for easy everyday living.

Offering three generously sized bedrooms, a spacious master complete with a built-in robe and private ensuite. At the heart of the home is a light-filled open-plan living centred around a stylish kitchen that is sure to impress. Featuring stone benchtops, quality gas cooking appliances and a butler's pantry, this well-appointed space provides the perfect setting for preparing family meals, entertaining guests or simply enjoying day-to-day living.

Key Features:

- Three generous bedrooms
- Master bedroom with built-in robe and ensuite
- Spacious open-plan living and dining area
- Modern kitchen with expansive stone benchtops
- Butler's pantry with additional storage and preparation space
- Quality gas cooktop and appliances
- Reverse-cycle heating and cooling for year-round comfort

3 2 2

FOR SALE

\$750,000 - \$780,000

AGENTS

Donna Staines

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AGENCY

LJ Hooker Property Specialists

(08) 8289 6660

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.



- Modern laundry with ample storage
- Downlights throughout the home
- Stylish main bathroom featuring a freestanding bath
- White porcelain floor tiles throughout
- Security camera system
- Automatic gate with side access
- Outstanding outdoor entertaining area with pitched pergolas

Step outside and you'll find one of the home's standout features, a spacious double outdoor entertaining area designed for year-round enjoyment. Complete with impressive double-pitched pergolas, this inviting space creates the perfect extension of the home and is ideal for hosting family gatherings, weekend barbecues or relaxing with friends.

Situated on a corner allotment, this home offers the added benefit of secure side access through an automatic electric gate. Whether you need extra room for additional vehicles, a caravan, boat, trailer or work equipment, this versatile space provides a practical solution while making the most of the home's desirable corner position.

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

MORE DETAILS

Property ID	2DGWGJU
Property Type	House
House Size	210 m2
Land Area	550 m2

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326m ²	164m ²	13m ²	46m ²	34m ²	69m ²
TOTAL	Living	Shed	Garage	Porch/ Pitched Verandah	Carport

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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