



## Munno Para West, 1 Antonio Avenue

Your Ideal First Home or Investment Opportunity

4  2  2 

Welcome to 1 Antonio Avenue, Munno Para West - the perfect entry point into the property market or a smart addition to your investment portfolio. Designed for comfort and easy living, this well-presented home features modern finishes and a functional floor plan.

Step inside to find stylish, low-maintenance laminate flooring flowing throughout the home, complemented by carpets in the first lounge and bedrooms. The thoughtfully designed layout includes two living areas, providing room for both relaxation and family time. At the heart of the home is an open plan kitchen, dining, and living area, ideal for entertaining or everyday living. With two bathrooms, including an ensuite to the master, this home offers added convenience and privacy. All year-round comfort is assured with a reverse cycle split-system air conditioner.

Outside, enjoy a shaded, undercover entertaining area and a low-maintenance rear yard, giving you more time to unwind and enjoy your weekends.

**For Sale**  
\$680,000 - \$720,000

**View**  
By Appointment

**Contact**  
**Brianna Stopps**  
0437 969 863  
briannas@ljhsales.com.au



**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

**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.

#### Things We Love:

- \* Two separate living areas
- \* Open plan kitchen, dining, and living
- \* Master bedroom with walk-in robe and ensuite
- \* Built-in robes to bedrooms 2 and 3
- \* Reverse cycle split-system for year-round climate control
- \* Low-maintenance yard
- \* Undercover pergola

For further information or to make time to inspect, please contact Brianna Stopps on 0437 969 863.

CT/ 6033/197

Year Built / 2009

Internal Living / 180m<sup>2</sup>

Land Size / 412m<sup>2</sup>

Local Government / Playford Council

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## More About this Property

<b>Property ID</b>	1VHRG54
<b>Property Type</b>	House
<b>House Size</b>	180 m <sup>2</sup>
<b>Land Area</b>	412 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Alarm Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage

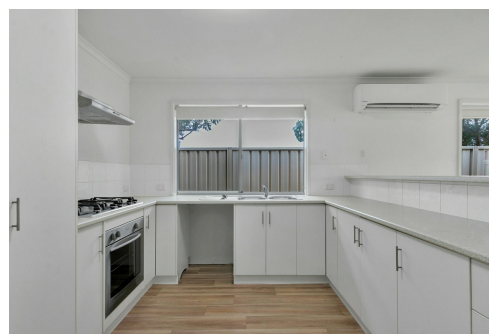
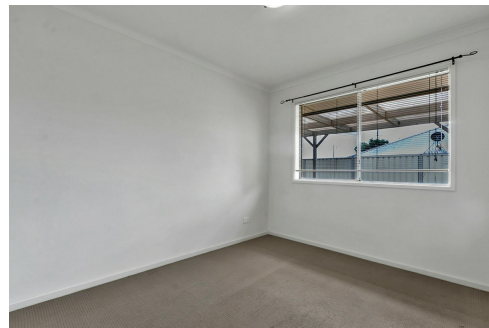
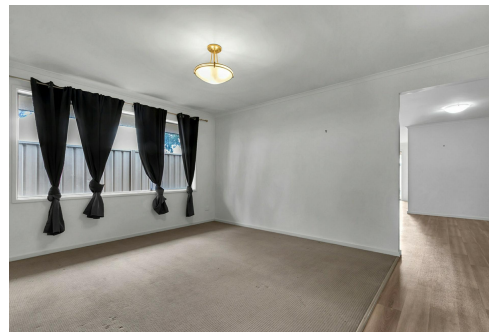
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1 Antonio Avenue,  
**MUNNO PARA WEST**



Living:	146.04SQ.M
Carport:	32.48SQ.M
Verandah:	20.86SQ.M
<b>TOTAL:</b>	<b>199.38SQ.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.