

11 Jarrah Drive, Munno Para West

## Opportunity Awaits

Welcome to this beautifully presented home in the highly sought-after suburb of Munno Para West, where comfort, style and everyday convenience come together seamlessly. Designed to suit a wide range of lifestyles, this home presents an exceptional opportunity for first home buyers, savvy investors, growing families or those seeking a low-maintenance home without compromising on space or functionality.

The home offers a spacious open-plan living and dining area filled with natural light, complemented by three generously proportioned bedrooms and two well-appointed bathrooms. The versatile floor plan provides flexibility to configure the home as either a three-bedroom with an additional living area or a four-bedroom home to accommodate a growing family or guests. The choice is entirely yours, allowing the home to adapt effortlessly to your lifestyle needs.

### Key Features:

- Master bedroom featuring a walk-in robe, ensuite, split-system air conditioning and ceiling fan
- Bedrooms two and three complete with built-in robes
- Spacious kitchen with stainless steel appliances and dishwasher, overlooking the open-plan living area
- Light-filled open-plan living and dining spaces, ideal for modern

4 2 1

**FOR SALE**  
Under Contract

### AGENTS

Donna Staines  
0456 844 103  
donnas@ljhsales.com.au

### 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.

LJ Hooker

family living

- Flexible floor plan offering the option of a fourth bedroom or additional living area
- Outdoor entertaining area, perfect for family gatherings and social occasions
- Reverse-cycle heating and cooling to the main living area for year-round comfort
- Rainwater tank promoting sustainable and cost-efficient living

Step outside to a low-maintenance outdoor entertaining area, complete with a shade sail for year-round comfort and artificial grass for easy care. This inviting space is perfect for relaxed gatherings, weekend barbecues or simply unwinding outdoors without the upkeep.

Positioned in a welcoming, family-friendly community, this home is conveniently located close to quality schools, parks, shopping centres and public transport options. Munno Para West continues to be a popular and growing suburb, well known for its excellent amenities, strong community feel and lifestyle convenience.

This is an outstanding opportunity not to be missed!

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

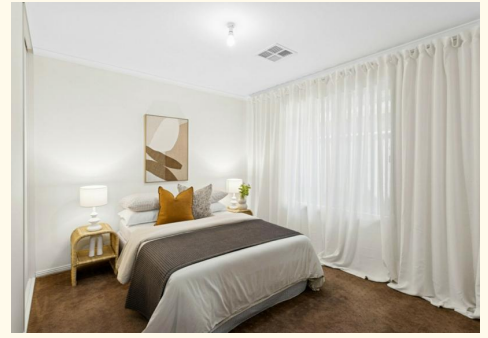
Property ID	2CREGJU
Property Type	House
House Size	170 m2
Land Area	345 m2
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking Water Tank

**Donna Staines 0456 844 103**

Sales Specialist | [donnas@ljhsales.com.au](mailto:donnas@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





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. Produced by The Fotobase Group