



16 Hannah Road, Munno Para West

Great Value Family Home!

Constructed in 2006 by Fairmont Homes, this property has been cherished and tightly held by its original owners. Now, the time has come to pass this versatile family home on to its next lucky owner.

Boasting a well designed layout with multiple living areas, this home is perfect for families seeking space and flexibility. Set on a quiet street in this popular location, it's a place the current owners have truly loved calling home, where everything you'll ever need is only moments away.

Features include:

- Master bedroom with ceiling fan, walk-in robe and ensuite
- Bedroom two with a walk-in robe and bedroom three with a built-in robe
- Flexible family floorplan that allows for multiple entertainment areas indoors and outside
- Centrally located kitchen with ample bench space, gas cooktop and bay window views outdoors
- Ducted cooling and gas heating throughout for year-round comfort
- Extensive pitched undercover entertainment area ideal for family gatherings and hosting
- Vegetable garden beds have already been established
- Automatic roller door with drive through access, creating great off-

3 2 2

FOR SALE

Please Call

AGENTS

Ryan Graham
0400 912 287
ryang@ljhsales.com.au

Ashley Palazzo
0414 347 884
ashleyp@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

street parking

Whether you're a first-time buyer, a growing family or an astute investor, this home is ready for its next owner and offers a move in with nothing to do opportunity!

Conveniently located only moments away from local shops, public transport, schools and sporting clubs. All of this, yet still only a short distance to all the major retailers at the Munno Para Shopping City.

Homes of this quality simply do not last, register your interest with Ashley & Ryan today!

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 | 2CV6GJU |
| Property Type | House |
| House Size | 149 m ² |
| Land Area | 514 m ² |

Ryan Graham 0400 912 287

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209m²

TOTAL

142m²

Living

6m²

Shed

19m²

Carport

42m²

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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