



17 Catalonia Avenue, Munno Para West

## Modern Living With Family Comfort

Best Offer by Tuesday 4th November at 3:00pm (USP)

A striking opportunity in Munno Para West to secure a beautifully upgraded home with all the modern trimmings.

This stylish three-bedroom, two-bathroom residence, complete with single garage and smart home features, delivers exceptional living and entertaining in a rapidly evolving northern suburb. Whether you're looking for a family home, smart investment or a tech-savvy lifestyle, this home is ready to go.

The Highlights:

- Three well-proportioned bedrooms, including the master with ensuite and walk-in robe
- Two full bathrooms with quality fixtures
- Gourmet kitchen featuring premium appliances (ASKO & Westinghouse), elegant bench top and sunken sink
- Open plan kitchen / dining / living zone flowing to a wrap around alfresco area
- Full smart home integration: built-in ceiling speakers, connected lighting (white & low-LED options controllable via app), security

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**FOR SALE**  
UNDER CONTRACT

### AGENTS

Gerard Pacillo  
0431 596 145  
gerard@ljhfp.com.au

### AGENCY

LJ Hooker Flinders Park  
(08) 8352 1155

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**

- cameras and alarm system
- Reverse cycle ducted/zonable air-conditioning throughout for year-round comfort
- Large outdoor living area: covered verandah with fan, side access to a secondary outdoor zone
- Solar power system (8.5 kW) plus 16 kW battery storage, designed for energy efficiency and independence
- Side access, rear shed, water tank and a grassed area for kids, pets or casual entertaining

Positioned just minutes from local schools, shopping centres, bus routes, the Northern Expressway and RAAF Base Edinburgh - only 35 minutes to Adelaide CBD, 10 minutes to Gawler and 30 minutes to the Barossa Valley. Offering numerous local parks, and strong transport links.

This is a home that combines next-level upgrades with location, smart living and lifestyle appeal, don't miss your chance to own something special.

For more information contact:  
Gerard Pacillo 0431 596 145

To register your interest or to make an offer, click the link below:  
<https://prop.ps//3Kb1QT70ncV1>

Disclaimer:

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

## MORE DETAILS

Property ID	JGVH67
Property Type	House
Land Area	350 m2
Including	Toilets (2)

**Gerard Pacillo 0431 596 145**  
Property Consultant | [gerard@ljhfp.com.au](mailto:gerard@ljhfp.com.au)

**LJ Hooker Flinders Park (08) 8352 1155**  
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Area (Estimate only)	
Living	123.3 m <sup>2</sup>
Alfresco	30.2 m <sup>2</sup>
Verandah	29.6 m <sup>2</sup>
Garage	14.7 m <sup>2</sup>
Shed	6.6 m <sup>2</sup>
Porch	1.3 m <sup>2</sup>
<b>Total</b>	<b>205.7 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate