

## Munno Para West, 18 Nybo Court

Updated open time Saturday 21st September

This spacious 3 bedroom 2 bathroom home boasts a spacious open floor plan alongside an array of high quality surface materials & appliances, allowing for a comfortable & unconfined lifestyle. With an elegant kitchen, living, & dining space, accompanied by a separate lounge area, this home also offers a wealth of enjoyable backyard space. Being positioned conveniently within short transit of the Playford Shopping Centre, private & public education, as well as Northern Expressway access, this home ticks all the boxes of a highly sought after home.

### Property Features:

- \* Master bedroom boasting a sizeable walk-in robe & ensuite.
- \* Bedroom 2 & 3 generously sized with built-in robes.
- \* Spacious main bathroom with separate toilet.
- \* Double garage with manual roller door.



**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.

3 2 2

**For Sale**  
\$579,000 - \$609,000

**View**  
[ljhooker.com.au/1UZTG54](http://ljhooker.com.au/1UZTG54)

**Contact**  
**Matthew Nudo**  
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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Elegant open living/dining space.
- \* Cozy lounge room with potential for 4th bedroom.
- \* Modern kitchen with built-in pantry, dishwasher, & newly replaced benchtop.
- \* Laundry with built-in storage & backyard access.
- \* Enjoyable backyard space with low maintenance requirements.
- \* Luxurious reverse cycle heating & cooling system.
- \* 1000L rainwater tank.
- \* Positioned on a quiet no through road.
- \* Within 5 minute transit of Playford Shopping Centre, St Columba College, & Mark Oliphant College.
- \* Easy access to the Northern Expressway & Main North Road.
- \* Under 40 minutes from the Adelaide CBD & Barossa Valley.

This property will not last long! If you are interested in this beautiful opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 6053/796  
 Land size / 375m2 (approx)  
 Internal Living / 170m2 (approx.)  
 Year Built / 2011

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453

## More About this Property

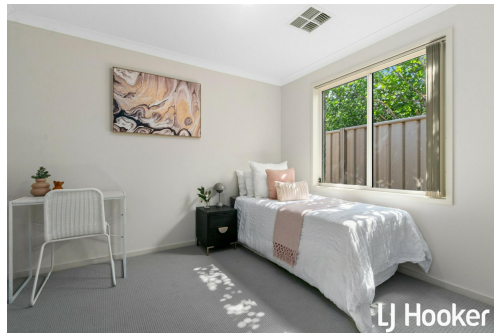
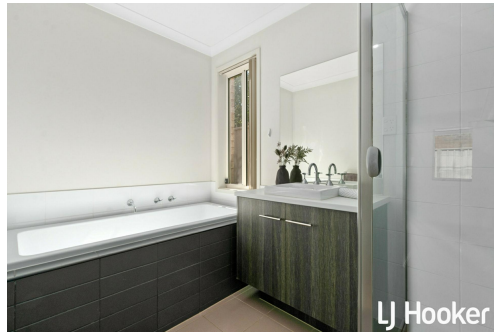
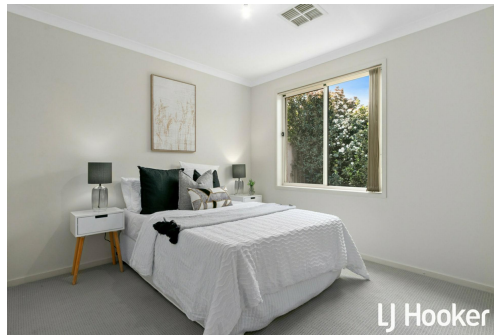
Property ID	1UZTG54
Property Type	House
House Size	170 m <sup>2</sup>
Land Area	375 m <sup>2</sup>
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

**Matthew Nudo 0497 804 034**  
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SITE PLAN  
NOT TO SCALE

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