

Munno Para West, 2 Mallee Court

Luxurious Family Living

This exceptional residence embodies the essence of comfort and security. Nestled at the end of the cul-de-sac and a mere stone's throw away from a picturesque maple reserve, which has plenty of space for the kids to run around; this location doesn't get any better!

Constructed in 2008, this property offers a wealth of luxurious amenities, including a thoughtfully designed floor plan, a spacious double electric garage with rear roller door access and the added convenience of two pristine bathrooms, enhancing the overall family experience. The front of the home provides fantastic views of the reserve and a low maintenance front yard.

Upon entering the abode, one is greeted by a generously proportioned lounge, poised to be transformed into a family theater room. Progressing down the



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For Sale

UNDER CONTRACT BY ZACK HUTCHINSON

View

ljhooker.com.au/63KPFDC

Contact

Zack Hutchinson

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**LJ Hooker Craigmore | Elizabeth |
Salisbury**

(08) 8255 9555

hallway reveals a collection of bedrooms, nearly all of which are equipped with built-in wardrobes, ingeniously situated in close proximity to the central bathroom.

This procession leads to the spacious master suite, meticulously designed to cater to every need, complete with an ensuite bathroom and a capacious built-in wardrobe.

Transitioning into the expansive open-plan living area, thoughtfully designed for family gatherings, relaxation, and shared dining experiences. The open kitchen offers an abundance of storage, catering seamlessly to the Chef of the home. Equipped with a gas oven and cooktop, it presents an array of appliances at the Chef's disposal, complemented by a layout that situates the dining room conveniently opposite, an ideal arrangement for family gatherings and meals.

Additional Features We Appreciate :

- Ducted cooling for year-round comfort
- Prime Location
- Concrete shed
- Enhanced Security

The above-mentioned property would currently rent out for approximately \$530.00 - \$550.00 per week in today's rental market.

Venturing outdoors reveals a private oasis, featuring a delightful outdoor entertainment area complete with a rear verandah that is fully concreted underneath, providing an exceptional setting for cherished family moments or Sunday barbecues.

This residence boasts an impressive proximity. It is conveniently situated within a 10-minute drive of the renowned Sneaky's Restaurant and in close vicinity to the award-winning Mark Oliphant College. Furthermore, quick access to the expressway ensures a hassle-free 35-minute commute to the CBD.

Do not miss this exceptional opportunity! To schedule a viewing, please contact Zack Hutchinson at 0424 473 147.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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More About this Property

Property ID 63KPFDC

Property Type House

Land Area 383 m²

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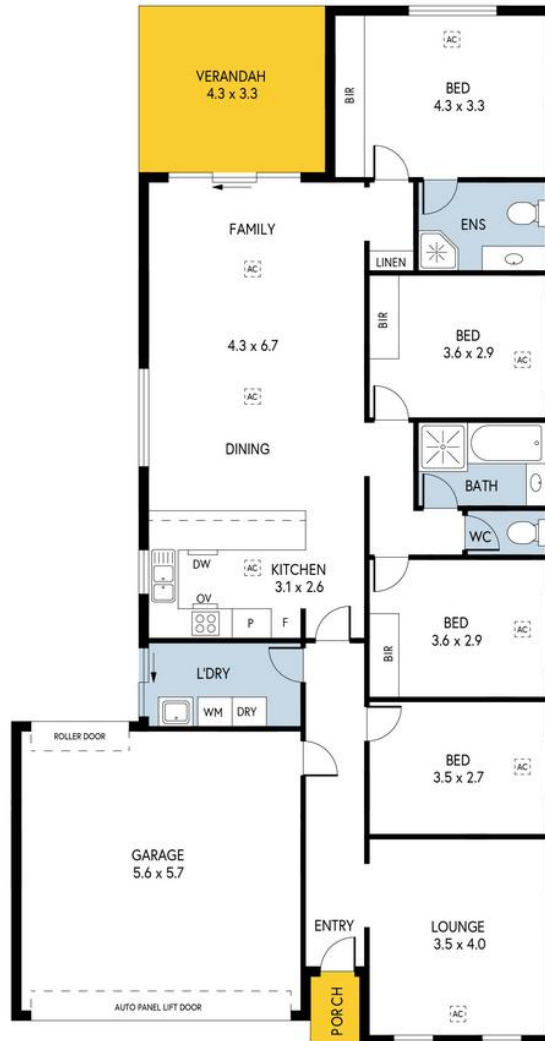


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RVT



2 MALLEE COURT, MUNNO PARA WEST



INTERNAL - 167.0 SQM
EXTERNAL - 23.3 SQM
TOTAL - 190.3 SQM

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