



2 Tangarine Court, Munno Para West




Versatile Family Living on a Prime Corner Allotment

Auction Location: 2 Tangarine Court, Munno Para West SA 5115

Discover this spacious four-bedroom family home, proudly presented by Andrew Rose of LJ Hooker. Ideally located in a popular and continually growing area, the property enjoys close proximity to parks, local shopping, cafés and restaurants, delivering a lifestyle of ease, comfort and convenience. With attractive street appeal and positioned on a generous 515sqm corner allotment, this home offers a flexible design and exciting potential to suit a range of lifestyles.

The master bedroom is thoughtfully positioned and features a walk-in robe and private ensuite, creating a relaxing retreat. Bedrooms three and four include built-in robes, ensuring practical storage and comfortable accommodation for the whole family.

The heart of the home is the open-plan kitchen and dining area, designed as a welcoming space for everyday living. Two separate living zones provide excellent versatility, with a formal lounge at the front of the home and a spacious living and dining area ideal for both entertaining and relaxed family time.

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FOR SALE
\$760,000 - \$790,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Stepping outside, the large alfresco area seamlessly connects indoor and outdoor living, making it perfect for entertaining guests or enjoying quiet evenings at home. Overlooking a generous backyard, there is ample space for children, pets or those wanting to create their own outdoor retreat.

Comfort is well catered for throughout the year with evaporative cooling and a wall heater, while solar panels add the benefit of improved energy efficiency. A standout inclusion is the converted garage, now offering a workshop or storage space along with a dedicated office - ideal for a home business, remote work or hobbies. An additional enclosed store room at the rear further enhances the home's already impressive storage options.

Key features we love:

- Spacious four-bedroom family home
- Ample storage throughout
- Dedicated office for home business
- Large alfresco area
- Corner allotment with option for rear access
- Heating and cooling
- Solar system
- Close to parks, schools, shops and easy access to the Northern Expressway
- 515sqm allotment (approx.)

Specifications:

- CT / 5982/973
- Council / Playford
- Built / 2008
- Land / 515sqm (approx.)
- Easements / Subject to service easements over the land marked F for drainage purposes to the council for the area (223LG RPA)
- " Estimated rental assessment / \$630—\$650 per week

More than just a home, this property offers a well-rounded lifestyle in a convenient and family-friendly location. With space, versatility and modern comforts throughout, it presents an excellent opportunity for families, professionals or investors alike.

Contact Andrew today to arrange your viewing.

Auction to be held on site on Saturday 7th February 2026 at 10:30am. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmore Shopping Village, LJ Hooker Craigmore | Elizabeth | Salisbury, and 30 minutes prior on the day of auction.

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.

RLA155355

MORE DETAILS

Property ID 67ZQFDC
Property Type House
Land Area 515 m2

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INTERNAL - 147.2 SQM
 EXTERNAL - 46.4 SQM
 TOTAL - 193.6 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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