



27 Librandi Street, Munno Para West

Comfort and space, your perfect place

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this three-bedroom home, offering two separate living areas, a dedicated study and a practical floorplan in the popular suburb of Munno Para West.

Whether you're searching for your next family home or looking to secure a long-term investment, this property offers a great combination of space, functionality and everyday convenience.

The home features three generously sized bedrooms, including a master bedroom with walk-in robe and private ensuite. Bedrooms two and three both include built-in robes and are serviced by the main family bathroom.

Offering plenty of flexibility, the floorplan includes a separate lounge, dedicated study and a spacious open-plan kitchen, dining and living area. The kitchen provides ample cupboard and bench space for everyday convenience.

Outside, the backyard offers plenty of space for children and pets to enjoy, while a single garage under the main roof provides secure

3 2 1

FOR SALE
\$680,000 - \$710,000

VIEW
By Appointment

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

parking with convenient internal access.

Key features we love:

- Three generously sized bedrooms
- Master bedroom with walk-in robe and ensuite
- Built-in robes to bedrooms two and three
- Two separate living areas
- Dedicated study or home office
- Spacious open-plan kitchen, dining and living area
- Kitchen with ample cupboard and bench space
- Main bathroom with separate bath and shower
- Heating and cooling
- Backyard with space for children and pets
- Single garage under the main roof with internal access
- 467sqm allotment (approx.)

Specifications:

- CT / 5990 / 206
- Council / Playford
- Built / 2008
- Land / 467sqm (approx.)
- Easements / NIL
- Estimated rental assessment / \$540 - \$560 per week
- Please note: The property is currently leased on a fixed-term tenancy until January 2027.

Ideally located in Munno Para West, the property offers easy access to local schools, childcare facilities, parks, shopping centres and public transport. Munno Para Shopping City is just a short drive away, while the Northern Connector provides convenient access to surrounding suburbs and the Adelaide CBD.

Offering a versatile floorplan and a convenient location, this property presents an opportunity for both future owner-occupiers and investors alike.

Contact James Frencken from LJ Hooker Craigmare | Elizabeth | Salisbury today for more information or to arrange your inspection.

To make an offer, visit the link below:

<https://shorturl.at/wBGfX>

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	6992FDC
Property Type	House
Land Area	468 m2
Including	Air Conditioning
	Secure Parking

James Frencken 0476 871 921

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Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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INTERNAL - 156.8 SQM
EXTERNAL - 13.1 SQM
TOTAL - 169.9 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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