

## Munno Para West, 3 Kalyvas Drive

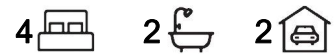
Ideal for the Growing Family!

This attractive 4-bedroom home, presented by Gareth Dickins of LJ Hooker, is perfect for both investors and owner-occupiers alike. Nestled among other quality homes on a 371 sqm block (approx.), this property offers numerous features and upgrades.

Freshly painted, the home includes a spacious master bedroom complete with an ensuite and walk-in robe. Bedrooms 2, 3, and 4 are serviced by a stylish 3-way bathroom, with a new shower screen to be installed before settlement. The generously sized laundry comes with built-in cabinetry for added convenience and storage.

The open-plan living area features a modern kitchen that overlooks the expansive family and meals area. Climate control is ensured with a large split-system air conditioner, while new blinds and flooring further enhance the freshly painted interior.

A double garage under the main roof provides secure, direct access to the home, with a



**For Sale**  
\$580,000 - \$620,000

**View**  
[ljhooker.com.au/668MFDC](http://ljhooker.com.au/668MFDC)

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**LJ Hooker Craigmore | Elizabeth |  
Salisbury**  
**(08) 8255 9555**

**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.

roller door at the rear offering easy access to the established garden. Not to mention, the spacious backyard with a concreted area is perfect for setting up for outdoor entertainment.

Located in Munno Para West, this home offers a fantastic lifestyle. Schools like Edge Early Learning, Mark Oliphant College, and St Columba are nearby, while shopping is convenient with Playford Marketplace and Munno Para Shopping City just a short drive away. For recreation, Playford Lakes Golf Club and North Lakes Playground offer plenty of opportunities for leisure and relaxation.

Don't miss out on this fantastic opportunity! Give Gareth Dickins a call on 0417 883 329 to find out more.

**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 About this Property

<b>Property ID</b>	668MFDC
<b>Property Type</b>	House
<b>Land Area</b>	371 m <sup>2</sup>

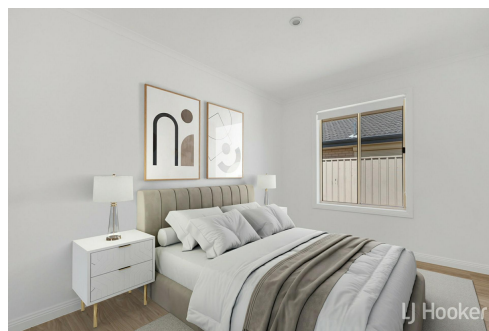
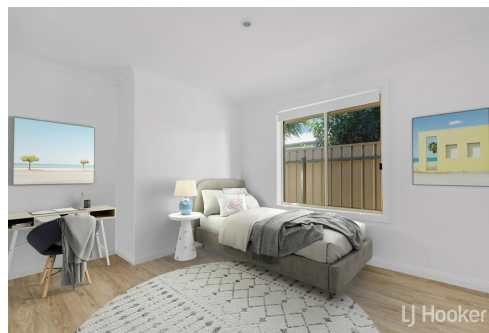
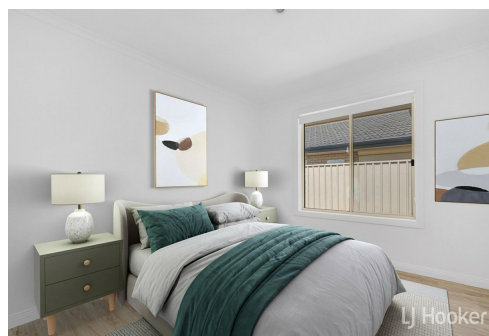
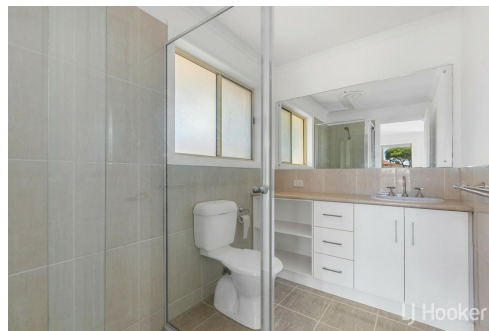
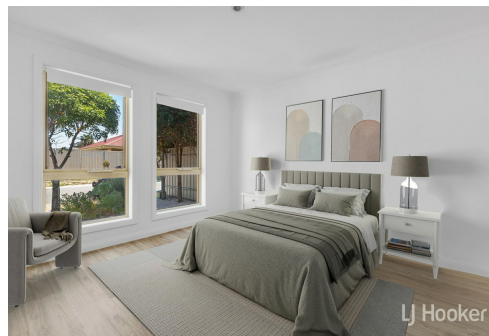
**Gareth Dickins 0417883329**

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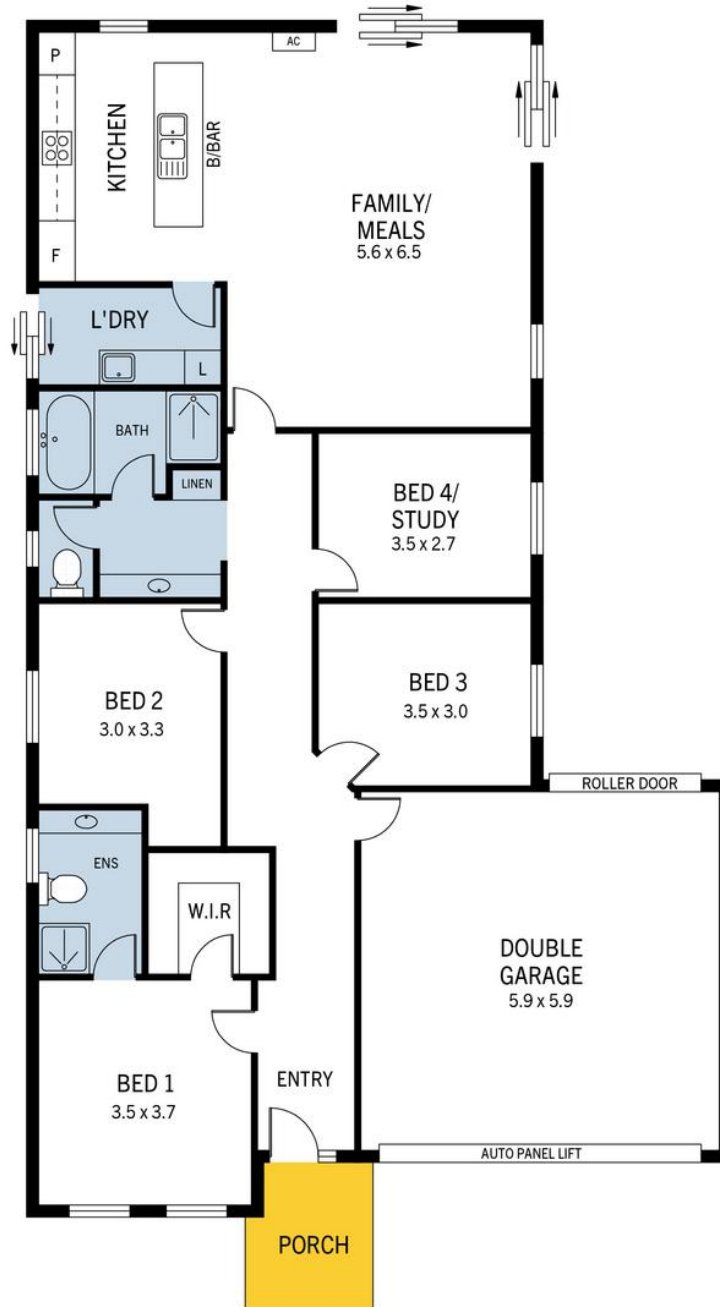
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### 3 Kalyvas Drive, Munno Para West

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by Property Portraits

Interior 135m<sup>2</sup>  
Garage 35m<sup>2</sup>

**170m<sup>2</sup>**  
**TOTAL**



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