

3 Neilson Court, Munno Para West

## Quality Home in Quiet Court Location

Set in a peaceful court within the popular Munno Para West area, this neat and well-presented home offers comfort, practicality and broad appeal for investors, first home buyers and families alike.

James Frencken of LJ Hooker Craigmores | Elizabeth | Salisbury proudly presents this quality residence, built in 2011 and positioned on approximately 375sqm, delivering a functional layout, generous outdoor space and a convenient location close to everyday amenities. Currently leased until August 2026 to reliable tenants who have maintained the property beautifully and are happy to remain, this is an ideal investment opportunity offering immediate rental income and excellent continuity from day one.

Inside, the home offers a spacious and functional floorplan with an open plan kitchen, dining and lounge area filled with natural light and designed for comfortable everyday living. The kitchen is well equipped with stainless steel appliances and gas cooktop, while the main bedroom features a walk-in wardrobe and enjoys direct access to the two-way bathroom with separate vanity area. Bedrooms two and three are well sized and well positioned for family living, guests or a home office setup.

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**FOR SALE**  
\$650,000 - \$700,000

**VIEW**  
Sat 20th Jun @ 9:30AM - 10:00AM

**AGENTS**  
James Frencken  
0476 871 921  
james.frencken@ljhces.com.au

Corey Voss  
0412 262 180  
corey.voss@ljhces.com.au

**AGENCY**  
LJ Hooker Craigmores | Elizabeth | Salisbury  
(08) 8255 9555

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.

 **LJ Hooker**

Outside, the allotment offers a great sized backyard with plenty of space to relax on sunny days or for children and pets to play and enjoy, while the secure garage with rear yard access adds further convenience.

Positioned in a family friendly location close to local schools, parks, shopping centres and public transport, the home also enjoys quick access to the Northern Connector, allowing for an easy commute to Adelaide CBD and surrounding suburbs.

#### Key Features:

- Three well sized bedrooms
- Main bedroom with walk in robe and direct bathroom access
- Two way bathroom with separate vanity area
- Spacious open plan kitchen, dining and lounge area
- Kitchen with stainless steel appliances and gas cooktop
- Heating and Cooling
- Single garage with rear yard access
- Low maintenance front and rear yard

#### Specifications:

- CT: 6066 / 99
- Council: City of Playford
- Built: 2011 (approx.)
- Land: 375sqm (approx.)
- Currently leased until August 2026
- Further rental information available on request

A quality home offering immediate return, future flexibility and broad market appeal.

Contact James Frencken on 0476 871 921 for further information or to register your interest.

#### 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	68QNFDC
Property Type	House
Land Area	375 m2

#### James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

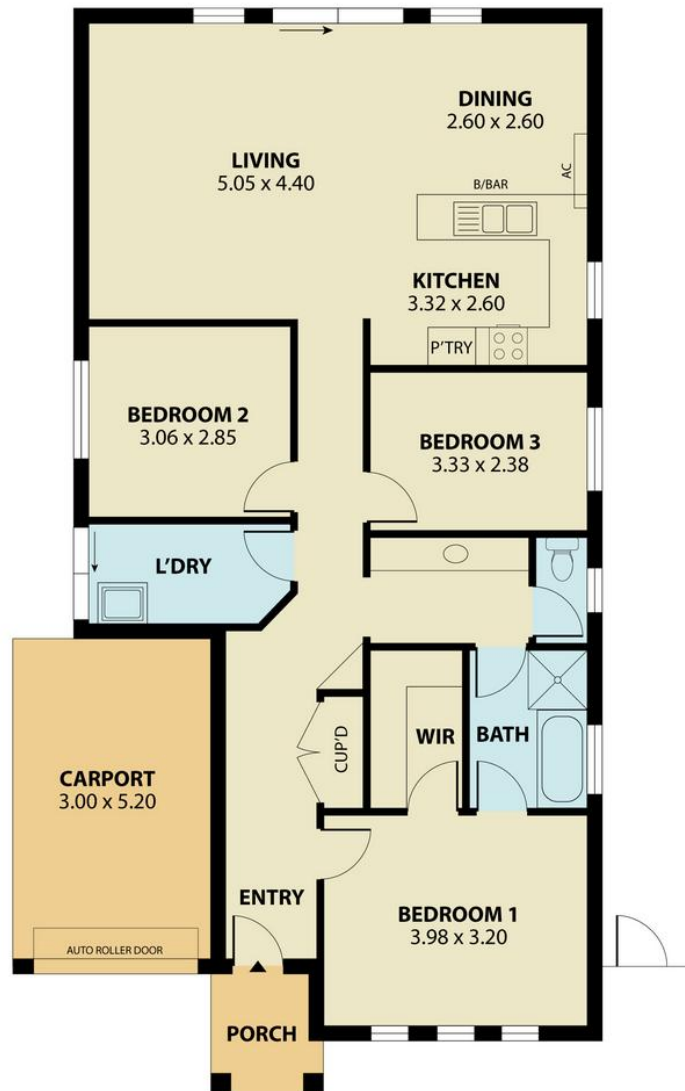
#### Corey Voss 0412 262 180

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

#### LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114  
craigmoreselizabeth.ljhooker.com.au | Office@ljhces.com.au





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INTERNAL - 109.2 SQM  
 EXTERNAL - 20.7 SQM  
 TOTAL - 129.9 SQM

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