

## Munno Para West, 43 Olympic Way

Sure to be a Family Favourite!

This home features a fantastic, flexible floorplan, multiple indoor and outdoor entertaining spaces, and the convenience of simply moving in and enjoying what's on offer! Ideal for families, the layout adapts to suit all stages of life. Whether the kids prefer their own space or want to come together as a family, this home ticks all the boxes. Investors, take note - the low-maintenance appeal and fantastic, up-and-coming location ensure great tenants and solid yields.

Features to love:

- \* Master bedroom with walk-in robe and ensuite.
- \* Bedrooms three and four have built-in robes.
- \* Separate front living area, in addition to a spacious open-plan kitchen, dining and family space.
- \* Freshly painted throughout.
- \* Ducted reverse-cycle heating and cooling for year-round comfort.



**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.



**For Sale**  
\$700,000 - \$770,000

**View**  
[ljhooker.com.au/2BDXGJU](http://ljhooker.com.au/2BDXGJU)

**Contact**  
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**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

\* Outdoor entertaining area under a large pitched pergola with decking - the perfect outdoor retreat.

\* Secure double garage with automatic roller doors and drive-through access to the backyard.

\* 6.6kW solar power system to reduce electricity costs.

Conveniently located in a family-friendly neighbourhood, you're just minutes from parks, schools, cafes and restaurants, as well as the Munno Para Shopping Centre. A quick drive to Main North Road or the Northern Expressway connects you easily to surrounding suburbs and the Adelaide CBD.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

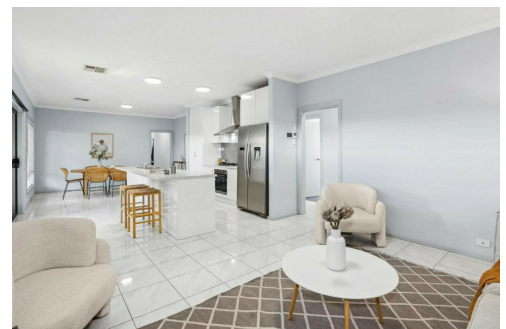
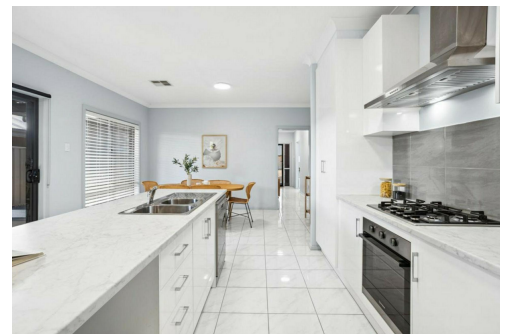
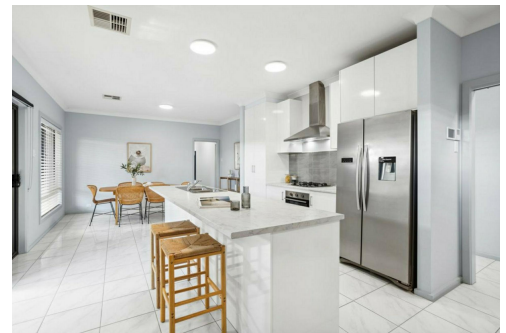
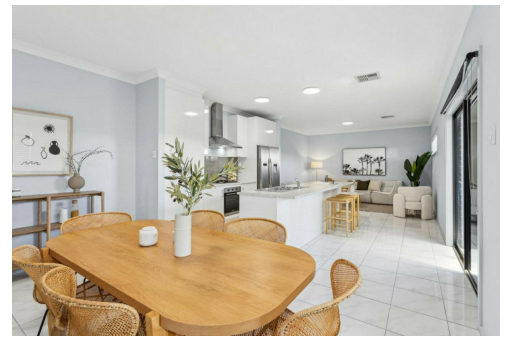
<b>Property ID</b>	2BDXGJU
<b>Property Type</b>	House
<b>House Size</b>	186 m2
<b>Land Area</b>	447 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Ashley Palazzo 0414 347 884**

Sales Specialist | ashleyp@ljhsales.com.au

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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