



7 Valiant Road, Munno Para West

Quality Living with Space to Entertain

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this beautifully presented three-bedroom home, offering generous living spaces, quality finishes and an easy care lifestyle in the ever-popular suburb of Munno Para West.

Whether you're searching for your next family home or looking to secure a quality long-term investment, this is a home that combines comfort, functionality and a floorplan designed for everyday living.

From the moment you step through the front door, the wide entrance hallway, high ceilings and downlights create an immediate impression of space while setting the tone for the quality found throughout the home. Positioned at the front of the home, the generous master bedroom features a walk-in robe and private ensuite. The separate lounge flows effortlessly off the hallway providing an ever popular place to relax away from the main living area.

As you continue through the home, you'll discover a stunning kitchen which is undoubtedly one of its standout features. The kitchen overlooks the spacious open-plan living and dining area. Finished with stone benchtops, a large island bench, gas cooktop, dishwasher and

3 2 2

FOR SALE
\$699,000 - \$749,000

VIEW
Sat 25th Jul @ 10:40AM - 11:10AM

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Interested parties must rely solely on their own enquiries.

LJ Hooker

an abundance of cupboard and bench space, it's a space designed to bring everyone together, whether you're preparing family meals or entertaining friends. Ducted reverse-cycle heating and cooling ensures year-round comfort throughout the home.

Bedrooms two and three are both generously sized and include built-in robes, while the centrally located main bathroom features a double vanity, separate bath and shower.

Sliding doors extend the living space outdoors to the large undercover entertaining area, creating the ideal environment to enjoy weekend BBQs, family gatherings or simply unwind while overlooking the backyard. Offering enough lawn for children and pets to enjoy without demanding hours of maintenance, it's an outdoor space that's equally practical and inviting.

Completing the home is a double garage under the main roof with internal access and the added convenience of a rear roller door, providing drive-through access to the backyard.

Beautifully presented throughout, this is a home that offers comfortable living from day one while presenting an outstanding opportunity for both owner-occupiers planning ahead and investors looking to secure a quality property in a highly sought-after location.

Key features we love:

- Three generous bedrooms
- Master bedroom with walk-in robe and ensuite
- Built-in robes to bedrooms two and three
- Two separate living areas
- High ceilings
- Downlights throughout
- Stunning kitchen with stone benchtops
- Large island bench
- Gas cooktop
- Dishwasher
- Abundance of cupboard and bench space
- Spacious open-plan living and dining
- Heating and cooling
- Undercover entertaining area
- Double garage under the main roof with internal access
- Rear roller door providing drive-through access to the backyard
- 426sqm allotment (approx.)

Specifications:

- CT / 6009 / 566
- Council / Playford
- Built / 2009
- Land / 426sqm (approx.)
- Easements / NIL
- Estimated rental assessment / TBA
- Please note: The property is currently leased on a fixed tenancy at \$560 per week until March 2027.

Ideally located within easy reach of quality schools, shopping centres, parks, public transport and the Northern Connector, providing an effortless commute to the Adelaide CBD, this home offers the convenience and lifestyle that continue to make Munno Para West one of Adelaide's most popular northern suburbs.

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://www.cognitofirms.com/LJHookerCraigmare/LetterOfOfferToPurchaseResidentialLand>

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	691AFDC
Property Type	House
House Size	197 m2
Land Area	426 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Secure Parking

James Frencken 0476 871 921

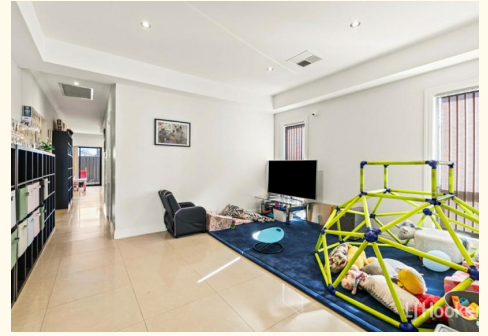
Sales Representative | james.frencken@ljhces.com.au

Corey Voss 0412 262 180

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

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INTERNAL - 169.0 SQM
EXTERNAL - 73.7 SQM
TOTAL - 242.7 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, illustrators 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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