

9 Olympic Way, Munno Para West

Your Next Investment Awaits

Proudly presented by Andrew Rose of LJ Hooker, welcome to 9 Olympic Way - a modern four-bedroom family home offering low-maintenance living, contemporary style, and an excellent opportunity for both homeowners and investors alike.

Built in 2018 and positioned in a highly sought-after, family-friendly location, this well-maintained home combines comfort and practicality with easy access to the Northern Expressway, making everyday commuting a breeze.

Inside, the home features a fresh neutral colour palette throughout, creating a modern and welcoming feel from the moment you step inside. The spacious master bedroom is complete with a built-in robe and private ensuite, while the remaining three bedrooms are all generously sized and include built-in robes.

The central bathroom is modern and well-appointed, perfectly servicing the rest of the home. At the rear of the property, you will find the heart of the home - a light-filled open plan living and dining area overlooked by a stunning contemporary kitchen. Finished in neutral tones, the kitchen features stainless steel appliances, a gas cooktop, dishwasher, and ample bench and storage space, making it ideal for everyday living and entertaining.

4 2 2

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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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 neat and tidy rear yard provides enough space for children and pets to enjoy while still offering the opportunity to add your own personal touch.

Key features we love:
- 4 Good sized bedrooms
- Modern and Neutral throughout
- Heating and Cooling
- Double Carport
- Close to Schools, Parks, Shops and Northern Expressway
- 375 Sqm (approx.)

Specifications:
- CT / 6192/692
- Council / Playford
- Built / 2018
- Land / 375m2 (approx.)
- Easements / NIL
- Estimated rental assessment / $560-$580 per week

Please Note: This property is currently tenanted at $550 per week until July 2027.

Located amongst quality homes and surrounded by excellent local amenities, the property enjoys close proximity to parks, walking trails, wetlands, and The Parks Golf Club. Families will appreciate nearby schooling options including Mark Oliphant College, while shopping and dining are well catered for with Playford Woolworths and the popular Curtis Road precinct just moments away, offering restaurants, fast food outlets, gyms, shops, and medical facilities.

Whether you are searching for your next family home or a smart addition to your investment portfolio, this is an opportunity not to be missed.

Contact Team Rose today!

To make an offer, visit the link below:
https://www.cognitoforms.com/LJHookerCraigmore/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

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MORE DETAILS

Property ID	68S5FDC
Property Type	House
Land Area	374 m2

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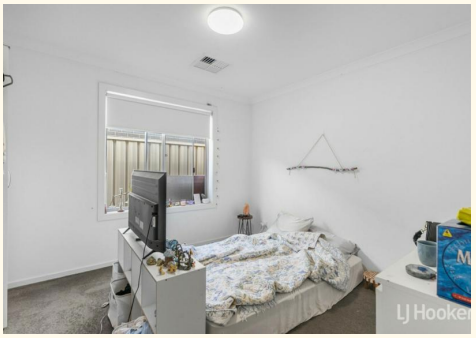

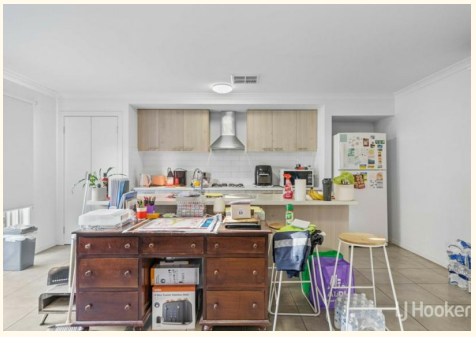

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INTERNAL - 140.8 SQM
EXTERNAL - 35.4 SQM
TOTAL - 176.2 SQM

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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