



Munno Para West, 92 Keane Avenue

Prime Investment Opportunity

Experience the modern living lifestyle in the ever-expanding suburb of Munno Para West, proudly presented by Andrew Rose of LJ Hooker. This home will certainly catch the eye of a wide range of buyers, whether you are a first homebuyer or a perceptive investor looking to begin or add to your existing portfolio. Established in 2022 with quality, size, and attention to detail in mind from day one, this home offers everything the modern family can appreciate. Set on a low maintenance allotment of approximately 482sqm, there is not much more you need.

Ideally located at the front of the home for peace and privacy is the stunning Master bedroom suite, featuring a large walk-in robe flowing into the generously sized ensuite. This modernized family home offers four generous bedrooms. The other spacious bedrooms feature built-in robes in bedrooms two, three, and four. You will be surprised at the wide hallway, which is tiled with quality tiles as you enter. Here the purchaser has the luxury of choice between a rear open plan family living and a separate sitting room to the



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/65AHFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au



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.

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

front of the home. The open plan living area is overlooked by the kitchen, which features a great amount of cupboard space to accommodate the chef of the home.

Features to love:

- Open planned living
- Two living areas
- Four spacious bedrooms with Master featuring walk-in robe and ensuite
- Heating & Cooling
- Large modernized kitchen boasting ample cupboard space
- Fantastic location
- Double garage

Specifications:

CT / 6250 / 415

Council / Playford

Built / 2022

Land / 482m2 (approx.)

Easements / NIL

Estimated rental assessment / \$550-\$580 per week

Please note this home is currently tenanted at \$480 per week until September 2024.

Neighboring all desirable amenities such as walking trails perfect for recreation and exercise, as well as parks and playgrounds. Fulfill all your shopping needs with all the stores you can think of just a short drive away. Munno Para Shopping Centre and Elizabeth Shopping Centre are just moments away and feature hundreds of different options. Playford Alive Shopping Centre including Woolworths, Restaurants, Fast Food, Cafes, Gyms, Medical Centers, Pharmacies, Petrol Stations, and so much more are just 5 minutes' walk away.

Nearby you'll have an outstanding selection of well-established, quality public and private schools catering for students from reception to Year 12, such as Mark Oliphant School, Andrews Farm Community Pre-School, and Adelaide North Special School - just to name a few. Public transport is easy, with multiple bus stops within walking distance. Smithfield Station is a stone's throw away, getting you from Munno Para West to the CBD in 38 minutes (approximately). Do not miss your chance to view this fantastic home. Contact Andrew Rose today or come along to the scheduled

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



**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.

More About this Property

Property ID	65AHFDC
Property Type	House
Land Area	483 m ²

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

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

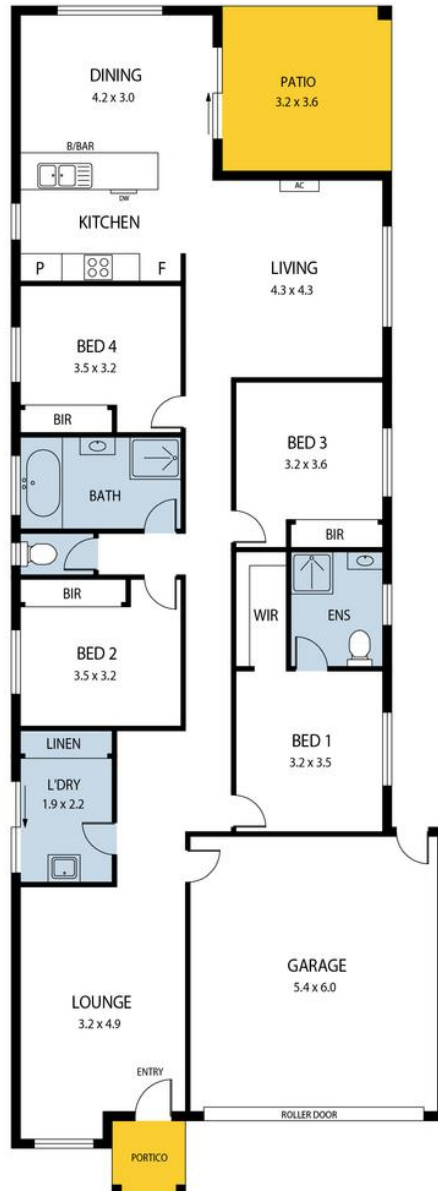
Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreselizabeth.ljhooker.com.au | Office@ljhces.com.au



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.

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

RWT



92 Keane Avenue, Munno Para West

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

Interior	150m ²	195m² TOTAL
Exterior	13m ²	
Garage	32m ²	



**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.