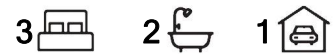




## Munno Para West, 1/14 Isabel Road

Starting Out, Investing or Downsizing!



Set on a generous corner allotment of approximately 305sqm amongst an exclusive group of units and on a quiet court, this modern, well-kept and meticulously presented low-maintenance home is now available and ready for its next owner!

Centrally located and close to local amenities, including local shopping, golf course and schools, with the added benefit of public transport and easy access to Adelaide and the Barossa Valley, both being just over 30 minutes away.

Offered with immediate vacant possession, this property is perfect for the smart investor to add to their rental portfolio and for others looking for an affordable entry into home ownership or others looking to downsize to a low maintenance lifestyle.

You will love:

\* Kitchen with gas cooking and lots of storage



**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**  
Please Call

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

**Contact**  
**Steve Lund**  
0474 991 234  
[stevel@ljhsales.com.au](mailto:stevel@ljhsales.com.au)

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

- \* Formal living with separate family room
- \* Modern open plan living, opening onto outside entertaining area
- \* Master bedroom with ensuite and walk-in wardrobe
- \* Two split system reverse cycle air conditioners for heating and cooling
- \* Secure parking with single carport, auto roller door
- \* Generous low maintenance corner allotment
- \* Set amongst an exclusive group of community titled units
- \* For investors - rental appraisal available on request

This one has more - Don't miss out!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

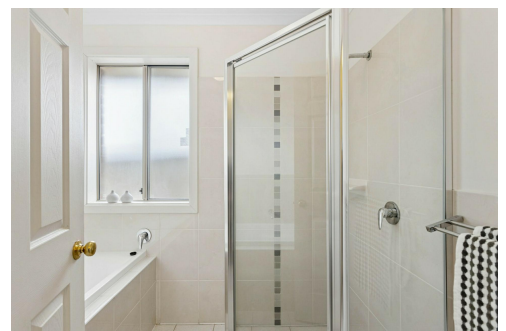
## More About this Property

<b>Property ID</b>	2BXKGJU
<b>Property Type</b>	Unit
<b>House Size</b>	125 m2
<b>Land Area</b>	305 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

**Steve Lund 0474 991 234**  
Sales Specialist | [stevel@ljhsales.com.au](mailto:stevel@ljhsales.com.au)

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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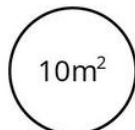
**TOTAL**



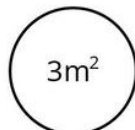
Living



Carport



Alfresco



Porch

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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