



Virginia, 32 McNamara Way

Comfortable Modern Living!

32 Mcnamara Way Virginia is a neat & tidy 4 bedroom, 2 bathroom home offering high quality surface materials & window treatments throughout. Positioned on a quiet street in the esteemed Virginia Grove Estate, this home encapsulates space & modernity with it's open floor plan & spacious backyard making it a suitable home for many. On a sizeable 330 sqm (approx.) block, this 2020 built home with 143 sqm (approx.) of living is low maintenance & ticks all the boxes for a family home or investment.

4 2 1

For Sale
\$599,000 - \$649,000

View
ljhooker.com.au/1V3JG54

Contact
Matthew Nudo
0497 804 034
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Property Features:

- * 4 spacious bedrooms
- * Master bedroom with walk-in robe & ensuite
- * Bedroom 2 with potential for a study area
- * Bedrooms 3 & 4 offer built-in robe storage
- * Modern main bathroom



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.

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- * Open floor plan to the rear of the property
- * Kitchen with ample cabinetry & high quality surface materials
- * Flexible living/dining area boasts a wealth of space
- * Laundry with outside access
- * Alfresco providing entertaining opportunities
- * Generously sized backyard newly landscaped with toolshed
- * Single car garage with automatic roller door
- * Welcoming & easy to maintain front yard
- * Reverse cycle heating & cooling
- * 11.2 kw (approx.) of solar
- * Quiet street positioning in the young, friendly, & esteemed Virginia Grove Estate
- * Within 5 minutes of Virginia Shopping Centre, Virginia Primary School, & Edge Early Learning Virginia
- * 5 minutes from Port Wakefield Road & under 35 minutes approx. from Adelaide CBD

This modern, neat & tidy home will not last long! If you are interested in this fantastic opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 6237/162

Land size / 330m2 (approx)

Internal Living / 143m2 (approx.)

Year Built / 2020

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 305453



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More About this Property

Property ID	1V3JG54
Property Type	House
House Size	143 m ²
Land Area	330 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Matthew Nudo 0497 804 034

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32 McNamara Way,
VIRGINIA



Living:	113.97SQ.M
Porch:	2.56SQ.M
Garage:	20.03SQ.M
Alfresco:	10.64SQ.M
Shed:	3.60SQ.M
TOTAL:	150.80SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.