



Munno Para West

22 Jarrah Drive

PEACEFUL SUBURBAN LIVING

- Contemporary design and layout built in 2008
- Low Maintenance 300sqm allotment
- Open plan living, kitchen and meals
- Secure garage with auto roller door
- Split system for heating and cooling
- 3 good size bedrooms
- One owner home

**MAKING REAL
ESTATE DREAMS
ATTAINABLE**

(08) 8250 0670

www.atainablerealestate.com.au
info@atainablerealestate.com.au
RLA 257713 | ABN 83 417 369 524

FOR SALE



HOUSE 107 sqm
LAND 300 sqm

*APPROXIMATE



198 Salisbury Highway
Salisbury Downs SA 5108



Suburb Summary Profile

The size of Munno Para West is approximately 5 square kilometres.

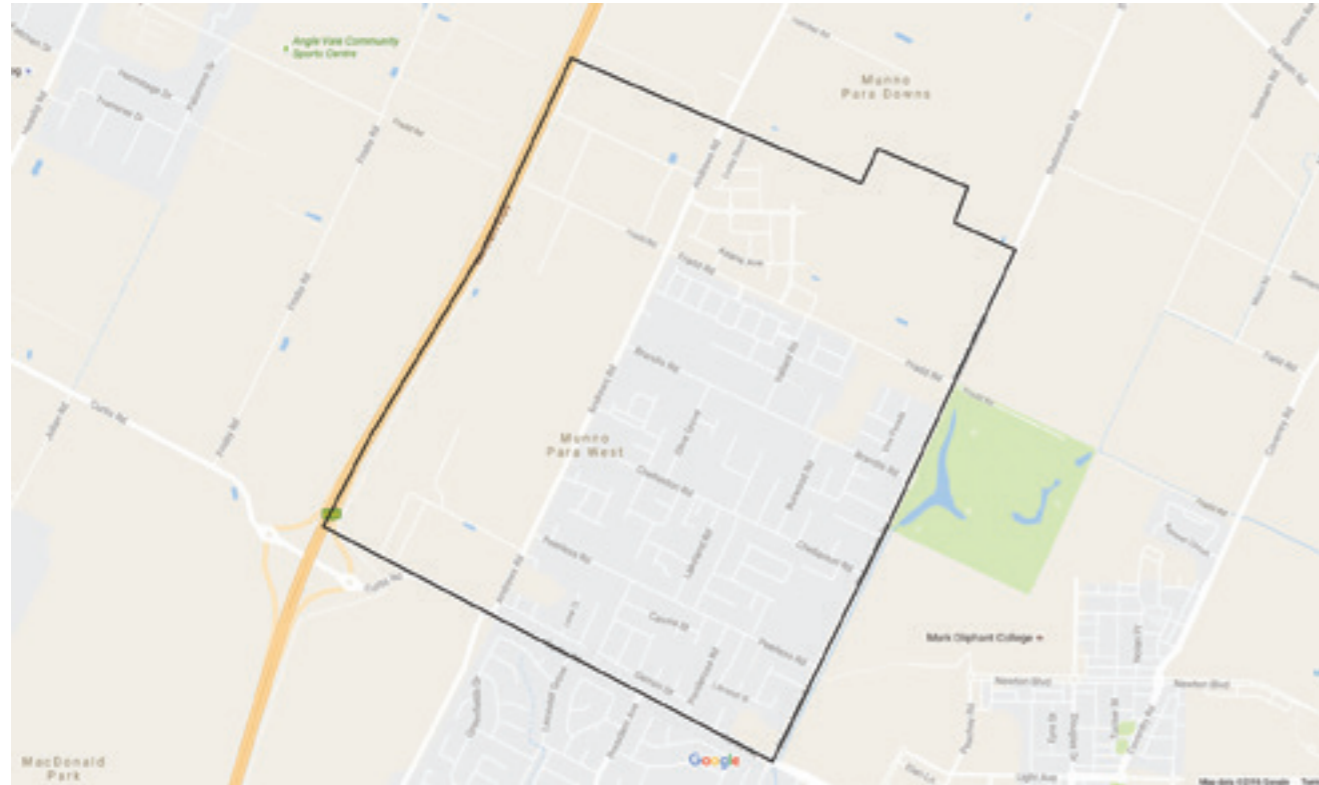
The population of Munno Para West in 2006 was 1,203 people. By 2011 the population was 4,316 showing a population growth of 258% in the area during that time.

The predominant age group in Munno Para West is 0-14 years.

Households in Munno Para West are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments. In general, people in Munno Para West work in a non-specific occupation.

In 2006, 85.3% of the homes in Munno Para West were owner-occupied compared with 56.4% in 2011.

Currently the median sales price of houses in the area is 298,750.



AREAS OF INTEREST

Munno Para West Playground
 Angle Vale Community Sports Centre
 Munno Para Shopping Centre
 Munno Para Wetlands

DISTANCES

City	46 min	38.2 km
Tea Tree Plaza Interchange	32 min	25.7 km
Gawler	15 min	11.8 km
Port Adelaide	31 min	35.3 km

SUPERMARKETS & SHOPPING CENTRES

Woolworths Playford
 Mini Mart Smithfield Plains
 Flora African Shop Australia
 Foodland Angle Vale

EDUCATION

Adelaide North Special School
 Mark Oliphant College
 St Columba College
 John Hartley School

Comparative Sold Properties

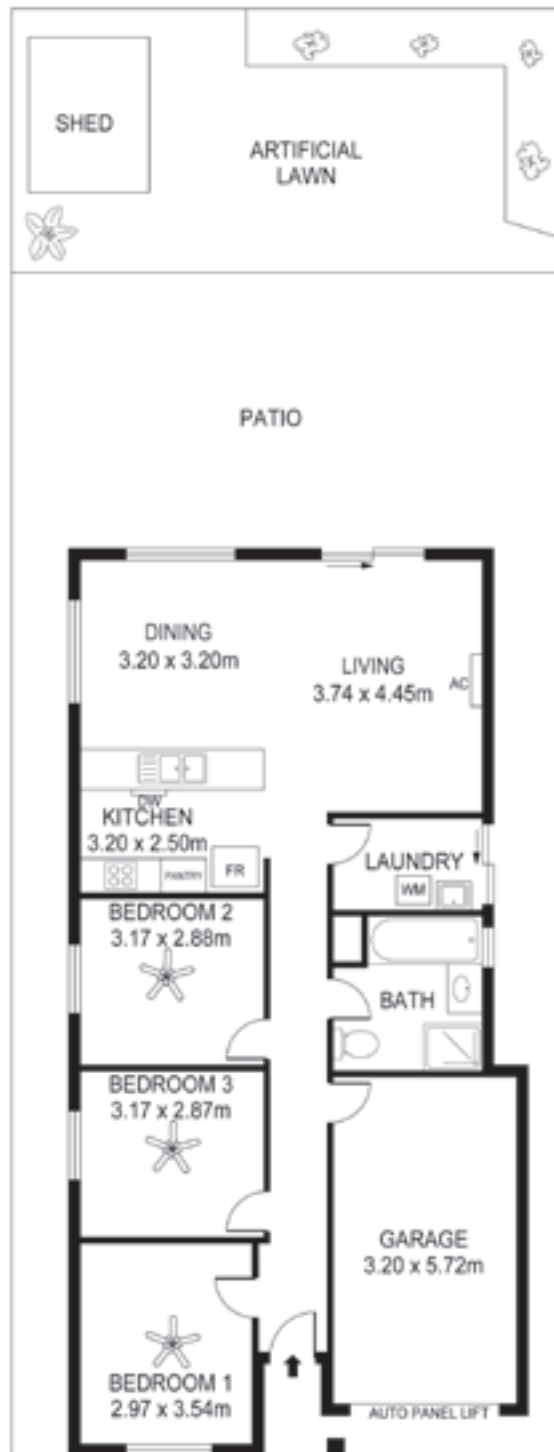
	21 Oakwood Circuit Munno Para West SA 5115 Sold Price: \$267,000 Sold Date: 12 May 2016 Category: House Lot Plan: 156/D76207 MUNNO PARA WEST SA	 Distance: 0.10km Eq. Building Area: 132.0m2
	19 Oakwood Circuit Munno Para West SA 5115 Sold Price: \$275,000 Sold Date: 27 Jun 2016 Category: House Lot Plan: 155/D76207 MUNNO PARA WEST SA	 Distance: 0.10km Eq. Building Area: 181.0m2
	55 Monterey Drive Munno Para West SA 5115 Sold Price: \$258,000 Sold Date: 10 Jun 2016 Category: House Lot Plan: 49/D77340 MUNNO PARA WEST SA	 Distance: 0.17km Eq. Building Area: 134.0m2
	7 Melaleuca Street Munno Para West SA 5115 Sold Price: \$285,000 Sold Date: 27 May 2016 Category: House Lot Plan: 135/D76207 MUNNO PARA WEST SA	 Distance: 0.03km Eq. Building Area: 153.0m2

Comparative Rental Properties

	56 Jarrah Drive Munno Para West SA 5115 First Rental Price: \$300/W Current Rental Price: \$300/W First Listed Date: 4 Jul 2016 Current Listed Date: 19 Jul 2016	 Eq. Building Area: 144.0m2 Category: House Distance: 0.18km
	58 Jarrah Drive Munno Para West SA 5115 First Rental Price: \$300/W Current Rental Price: \$300/W First Listed Date: 10 Mar 2016 Current Listed Date: 30 Mar 2016	 Eq. Building Area: Category: House Distance: 0.16km
	3 Maple Street Munno Para West SA 5115 First Rental Price: \$300/W Current Rental Price: \$300/W First Listed Date: 17 May 2016 Current Listed Date: 17 Jun 2016	 Eq. Building Area: Category: House Distance: 0.09km
	10 Cedar Street Munno Para West SA 5115 First Rental Price: \$290/W Current Rental Price: Not Disclosed First Listed Date: 15 Apr 2016 Current Listed Date: 11 May 2016	 Eq. Building Area: 118.0m2 Category: House Distance: 0.17km

Information provided by RP Data

Period	Median Sale Price		
	YEAR 2014 Median Price	YEAR 2015 Median Price	YEAR 2016 Median Price
January	\$255,000	\$297,000	\$270,000
February	\$273,000	\$266,000	\$311,563
March	\$340,000	\$305,000	\$244,750
April	\$238,250	\$320,000	\$298,000
May	\$249,000	\$282,000	\$269,500
June	\$266,500	\$280,000	\$262,000
July	\$300,050	\$316,000	\$298,750
August	\$261,500	\$265,500	\$0
September	\$300,000	\$255,000	\$0
October	\$300,000	\$250,000	\$0
November	\$245,000	\$235,000	\$0
December	\$245,000	\$257,000	\$0



23 JARRAH DRIVE, MUNNO PARA WEST
 APPROX. GROSS INTERNAL FLOOR AREA 107 SQ M



MAKING REAL ESTATE DREAMS
ATTAINABLE



TOBIE HERBERT
 SALES ASSOCIATE TO LUKASZ JAWOREK
 0437 901 563
 tobie@attainablerealestate.com.au



LUKASZ JAWOREK
 DIRECTOR OF SALES AND MARKETING
 0455 229 646
 lukasz@attainablerealestate.com.au