

1/16 Modler Road, Morphett Vale, SA 5162



Unit For Sale

Wednesday, 17 January 2024

1/16 Modler Road, Morphett Vale, SA 5162

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 147 m2

Type: Unit



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AUCTION: (\$450,000) Friday 2/02/24 at 12:30pm

Auction Location: on site"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"Built in 1993, this freestanding homette is sure to appeal to first-time homebuyers, investors, and down-sizers alike. Featuring self-managed strata, easy maintenance and a strong foundation, this residence has the potential to become a southern gem with a splash of paint and your own personal touch.On offer is:- Living room with sliding doors to rear paved entertaining area with large pergola- Adjoining kitchen to the living and dining - Two double bedrooms, both with BIR and ceiling fans- Bathroom with separate toilet- Single carport with roller door with space for an additional car off street- Garden shedThe property's proximity to Main South Road provides easy access to a variety of dining and shopping options. Commute effortlessly to the CBD with nearby bus stops just a short distance away. The beautiful beaches are a mere 15-minute drive, adding to the allure of this location.Families can choose from several local primary schools, including Reynella South Primary School, Pimpala Primary School, Flaxmill School P-6, Reynella Primary School, and Morphett Vale East School. Private education options are also available nearby at Woodcroft College, Southern Vales Christian College, Sunrise Christian School, and Cardijn College.AUCTION: Friday, 2nd February at 12:30pm, on site.(\$450,000)CT: Volume 5157 Folio 277Council: City of OnkaparingaCouncil Rates: \$1,731.20 per annum (approx)Water Rates: \$153.70 per quarter (approx)Year Built: 1993 (approx)LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Hailey Colledge & Nick Ploubidis to find out more about this service.The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.