

**1/44 Carruthers Drive, Modbury North, SA 5092**



**House For Sale**

Wednesday, 24 April 2024

1/44 Carruthers Drive, Modbury North, SA 5092

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Mohit Gupta  
0421472034



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## **Auction 11/05/24 @ 3pm**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury and situated in an ever popular street within the heart of Modbury North, this 2 bedroom unit, on a self managed strata title, is packed with potential and is just waiting for the right people to call it home. Please note that there is no strata fee payable for this property. All you pay is the council rates and building insurance. Perfect for purchases in all stages of their property journey - first home buyers looking to get their feet onto the property ladder and/or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Situated on a 374m<sup>2</sup> allotment and located within minutes of Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital, Modbury Jets Soccer Club, Carruthers Reserve, ample Walking Trails, The Heights Shopping Centre and public transportation options along Milne Road, McIntyre Road and Ladywood Road; you will find a multitude of amenities at your doorstep. Features not to miss:

- Boasting great street appeal with well maintained front gardens.
- 374m<sup>2</sup> allotment with a 8m frontage.
- Build year 1985.
- Solid brick home with wooden floating floors throughout.
- Front living room with ceiling fan, plantation shutters and a split system A/C.
- Modern/renovated Gas kitchen with quality appliances, ample storage, pantry, mounted oven and stone benchtops. A dishwasher is currently installed at the property but will not be a part of the sale.
- Meals area adjacent to kitchen includes ceiling fan, linen cupboard, 2nd pantry cupboard and skylight.
- Yard access can be found via laundry side access providing great convenience for everyday house work.
- Centrally located bathroom with separate bath, walk-in shower and vanity benchtop unit.
- Separate toilet can be found next door to bathroom.
- 2 Bedroom home, both fitted with ceiling fans and wooden floating floors.
- Spacious master bedroom includes built in robes, split system A/C and a glass sliding door to the yard.
- Rear yard offers a great undercover and paved entertaining space as well as two sheds for everyday garden maintenance.
- Single car garage with an additional side gate offering more parking.
- Nearby schooling options include East Para Primary School, Modbury West School, Modbury School P-6 as well as being zoned to The Heights School.
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent.
- Public transportation options can be found along Kelly Road, Milne Road and McIntyre Road.
- Within close proximity to the Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Civic Park, and many other local reserves.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 11/05/24 @ 3pm and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034.

**DISCLAIMER:** We have in preparing this document used our best endeavors 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. RLA-322341