

1/52 Carruthers Drive, Modbury North, SA 5092



Unit For Sale

Tuesday, 23 January 2024

1/52 Carruthers Drive, Modbury North, SA 5092

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Mohit Gupta
0421472034



James Casserly
0404306454

Auction (USP) 07/02/24

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this delightful 2 bedroom, self managed strata titled unit - with the only other strata member being your next door neighbour. This home is brimming with potential and in a thriving pocket of Modbury North. Currently move in ready as is or equally enticing as a blank canvas for those who wish to make it their own. 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. Welcome to 1/52 Carruthers Drive, Modbury North! With a south western orientation 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, McIntre Road and Ladywood Road; you will find a multitude of amenities at your doorstep. This is an opportunity to purchase in a highly sought after pocket of an amazing local community. Features of this property include:

- Manicured front gardens and immaculate street presence.
- Warm and inviting entrance way.
- Floating timber floors throughout.
- Upon entry you are greeted by a spacious living room complete with gas heater and wall mounted air conditioner while having complete views out to the front garden and flowing seamlessly through to the kitchen/meals area.
- Kitchen with gas cooktop, walk in pantry and ample cupboard space adjacent a small meals area.
- Neat bathroom with shower, bathtub and vanity sitting adjacent a separate toilet.
- Master bedroom bathed in natural light is complete with built in robe, blinds and views out to the side garden.
- Bedroom 2 is complete with blinds and views to the back garden.
- Linen cupboards for extra storage.
- Laundry with external access and ample storage space.
- Spacious wrap around yard perfect for young children and pets.
- Secure front to rear access down the side of the home.
- Single garage under the main roof complete with external access through a rear roller door.
- No easements or significant trees.
- NBN fibre to the premises connection availability.
- 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 07/02/2024 at 7:00 PM 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 endeavours 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