

1 Arethusa Street, Modbury Heights, SA 5092

Sold House

Wednesday, 28 February 2024

1 Arethusa Street, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 614 m2

Type: House



Mark Lands
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\$737,000

This lovely home is perfectly positioned on a generous 614 square meter block (approx) in the beautiful family-friendly location of Modbury Heights and comes with a host of highlights. Appealing to a wide range of buyers, this home features a spacious formal lounge room, four bedrooms (one being detached) and a large backyard with plenty of space to host family and friends. Be sure to secure this great property, you don't want to miss out! Delightfully nestled close to a range of valuable amenities, this home is situated between The Grove Shopping Centre and Westfield Tea Tree Plaza which both feature an array of shopping, entertainment and eatery options. You will also find Woolworths a short distance away to cater for your weekly groceries. Gorgeous reserves including Hargrave Reserve, Kestral Reserve and Kingfisher Reserve are close by allowing you to embrace the outdoors. Furthermore, medical services including Modbury Hospital are close at hand for your convenience. More to love: > Three bedrooms which include built-in robes. > The fourth, detached bedroom / rumpus includes an ensuite and split system air-conditioner. Please note, the ensuite requires some renovations. > Upon entrance to the home, you are greeted by a spacious, light filled lounge room which comprises a heater and split system air conditioner, ensuring comfort is brought to the home. > The kitchen is equipped with a gas cooktop, a double sink with Puratap, ample cabinetry, breakfast bar seating and connects effortlessly to the dining room, making serving meals easy.> The generously sized backyard offers a large, undercover outdoor entertaining area as well as plenty of lawn for the kids and pets to play. > The bathroom comprises a shower, a bath, a vanity and a separate toilet. > The laundry includes built-in cabinetry and offers valuable external access. > An additional built-in cupboard positioned centrally within the home. > Rear shed for your storage needs. > Ducted evaporative cooling throughout the home for year round climate control. > Carport with secure undercover parking space for one vehicle. Details:Certificate of Title | 5169 / 865Title | Torrens TitleYear Built | 1977Land Size | 614 sqm approxFrontage | 21.5 meters approxCooktop | GasCouncil | City of Tea Tree GullyCouncil Rates | \$401.74 pqWater Rates | \$154.02 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.