

1 Finch Court, Modbury Heights, SA 5092



Sold House

Wednesday, 27 September 2023

1 Finch Court, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 610 m²

Type: House



Mohit Gupta
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James Casserly
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\$660,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1979 built, family home in one of Adelaide's most sought after communities being Modbury Heights. With some of the classic features still intact this is an advantageous proposition that is "move in" ready or ripe for some tasteful renovations to suit the liking of prospective purchasers. Welcome to 1 Finch Court, Modbury Heights! Situated on a generously sized corner allotment of approximately 610m² and with combined frontages totalling an approximate 45.90 meters astute purchasers will notice the subdivision potential subject to the necessary planning consent. Ample space provides a multitude of internal and external possibilities moving forward. Located within minutes from The Heights Shopping Centre, The Heights School, numerous parks and reserves and public transportation options along Ladywood Road and minutes from Westfield Tea Tree Plaza and Bus Interchange and Modbury Hospital. This is an opportunity to purchase into a hotly contested pocket of an amazing local community. This home has some very unique features which consist of but are not limited to:

- Immediate livability upon entry with slate flooring throughout the majority of the living areas, ducted evaporative air conditioning, a gas heater in the formal living room and a split system air conditioner in the family/rumpus room.
- A spacious formal living room is located at the front of the home and flows directly into the family/rumpus room as well as the dining room. This is the internal heart of the home and creates a great space to spend time with loved ones.
- An open plan kitchen is complete with dishwasher, gas cooktop, electric oven, filter tap, ceiling fan and ample storage space sits adjacent the dining room and flows conveniently to the outdoor undercover area for year round entertaining of family and friends.
- The master bedroom comprises ceiling fan, built in robes and views out to the manicured front gardens.
- Bedroom 2 comprises ceiling fan, built in robes and it's own set of views out to the manicured front gardens.
- Bedroom 3 comprises ceiling fan.
- Main bathroom with a separate toilet is neat as a pin with the classic retro tiling.
- A large laundry room is complete with it's own built in robe providing ample storage opportunities while leading outside to the outdoor undercover area.
- The outdoor undercover area leads to a small paved courtyard perfect for a barbecue or quiet moment of mindfulness in the mornings; as well as access to a tool shed and workshop.
- Beyond the paved courtyard is a section of manicured lawn.
- The manicured front gardens flow effortlessly around the eastern side of the home and is the perfect space for children and pets to play as the entire property has secure gated access providing both safety and privacy. The front gardens are also home to a second smaller toolshed.
- Solar system.
- Single undercover carport with secure gated access.
- Fish pond.
- Zoned to The Heights School and within close proximity to Redwood Park Primary School and Modbury School (P-6).
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Only a matter of minutes to The Heights Shopping Centre, The Heights School, local parks and reserves, Tennis clubs, Aquatic center, Soccer club, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and many other amenities. 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 14/10/2023 @ 2.30 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