

1 Glenere Drive, Modbury, SA 5092

Boffo

House For Sale

Wednesday, 10 January 2024

1 Glenere Drive, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



James Rawkins
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Auction \$790,000

Auction Location: On Site Presenting 1 Glenere Drive, Modbury – a truly exceptional residence that redefines the essence of comfortable, convenient, and spacious living. Positioned in a prime location, this property epitomizes the perfect family home. Situated on a generous allotment, the expansive backyard beckons with opportunities for endless outdoor activities, featuring an outdoor kitchen, barbecue area, and space for gardening enthusiasts. The substantial land size serves as a canvas for creative possibilities, ideal for those seeking both space and potential. Step inside to explore three well-appointed bedrooms and a versatile study or home office, with the master suite boasting an ensuite and built-in robe. The house offers a spacious lounge room, complemented by a separate dining area, along with a large and timeless kitchen, providing multiple living zones to cater to your family's needs. Parking is a breeze with a double-length carport, accompanied by a generously sized rear garage, ensuring ample storage space for all your needs. The central main bathroom, with a separate toilet, adds practicality to this comfortable abode. This property bursts with potential, awaiting your personal touch to transform it into your dream home.

Features that make this home special:- Generous master bedroom with ceiling fan, walk-in robe and ensuite- Bedrooms 2 and 3 of good size, bedroom 2 with robe - Study with built-in desk and ceiling fan - Light-filled lounge with built-in bookcase and split system air conditioner - Bright white kitchen with gas cooktop, pantry, ample cupboard and bench space with breakfast bar- Separate dining area with built-in cupboards - Functional bathroom with separate bath and shower + separate toilet- Separate laundry with built-in cupboard and external access- Ducted air-conditioning - Expansive undercover/enclosed outdoor entertaining area with outdoor kitchen/BBQ and decked verandah, perfect for entertaining- Good-sized grass area- Rainwater tank- Storage room - Garden shed- Gated front yard with verandah - Single carport with roller door and additional room for off street parking - Solar system- Tenanted periodically from the 24th January 2024 Perfectly positioned adjacent to Tea Tree Plaza, North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library and public transport options including the City via the O-Bahn Interchange. Excellent public and private schools are only a short distance away. All this and only 14km (approximately) from the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville 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. RLA 313174