

10 Aistrope Avenue, Modbury North, SA 5092



House For Sale

Thursday, 30 May 2024

10 Aistrope Avenue, Modbury North, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Mohit Gupta
0421472034



Jonah Nekoranec
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Auction 22/06

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this low maintenance luxurious proposition in Modbury North. Built in 2024 this brand new home is perfect for the modern family, a first home buyer looking to take the leap, or even the empty nester looking to downsize to a quality home without the constraints of daily garden maintenance. Welcome to 10 Aistrope Avenue, Modbury North! Situated on a approx. 292m² allotment and with a frontage of approx. 9.15 metres, this home can be found within minutes from Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital and surrounded by various public transportation options along Montague Road, Wright Road and Nelson Road; while being zoned to Ingle Farm East Primary School and Valley View Secondary School you will have an abundance of local amenities at your doorstep. Features of this amazing home include:

- Excellent street presence and curb appeal.
- 2024 built
- 292m² allotment with a 9.15m frontage approx.
- Beautiful tiled flooring within main areas of the home with timber floating floors to bedrooms.
- Master bedroom completed with a spacious walk-in robe and ensuite bathroom.
- Additional 2 bedrooms fit with built in robes and ample space for a growing family.
- Main bathroom in rear of the home includes bathtub and shower, separate toilet and vanity powder room.
- Open plan family room with kitchen, meals area and living room all in one.
- Modern gas kitchen with gas cooktop, island bench, ample cupboard space as well as a butlers pantry offering a second sink and plenty of shelving space.
- Family living room looking onto the rear Alfresco through a glass sliding door creating a very functional space for events and entertaining.
- Alfresco also includes a ceiling fan, recess down lights and a connection is also available for gas powered appliances.
- Low maintenance yards in the front and rear of the home.
- Automatic irrigation system in the back yard.
- Linen storage with shelves in the laundry.
- Decent second living with a feature wall which can also be used as a home theatre or home office.

Local schooling options include Modbury West School, Para Vista Primary School and Valley View Secondary School (8-12). Close by to Good Shepherd Lutheran school. Local places of worship include Revival City Church on Milne Road, Modbury North and Gurdwara Sahib on Famechon Crescent, Modbury North. Within close proximity to Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, The Clovercrest Village as well as ample parks and walking trails. 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 22/06/2024 @ 10AM 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