

**10 Metcalfe Avenue, Modbury Heights, SA 5092**

**eclipse.**  
REAL ESTATE

**Sold House**

Friday, 3 November 2023

10 Metcalfe Avenue, Modbury Heights, SA 5092

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 840 m2**

**Type: House**



Aidan Anthony  
0423319554

**\$785,000**

Best Offers By 5pm Tuesday the 21st November 2023, unless sold prior. Say hello to spacious family living in this thoughtfully designed and beautifully renovated home. With four bedrooms, multiple living zones and a vast backyard situated on a sprawling 840 sqm\* lot, this one is sure to tick all the boxes. Welcome home to Metcalfe Avenue, nestled in a prime location for convenient living, mere moments away from shops, parks and schools. The meticulously maintained front garden sets the stage for the care and love that have been poured into this property. Inside, you'll be greeted by a welcoming lounge room, cleverly designed to give you a separate space to your main living room so that the family can spread out. The double sliding doors to the dining room keep things feeling open when needed, creating a smooth flow throughout. Through these doors you will arrive at the heart of the home - a spacious open-plan kitchen, dining, and living area, destined to be the hub of everyday living and entertaining. The renovated kitchen impresses with its gas cook-top, stainless-steel appliances, walk-in pantry and abundant bench space to ensure a functional workspace. With easy connections to the living and dining, this becomes the perfect gathering spot for family moments. The main living area enjoys an abundance of natural light, creating a bright and airy atmosphere. Two sets of glass sliding doors invite you to step outside, seamlessly connecting the indoor and outdoor spaces. Here you will find a charming alfresco space, where an inviting verandah invites year-round entertaining. A spacious paved area extends from this, offering a low-maintenance space to enjoy the sunshine, while the well sized lawn area provides the ideal play zone for children and a pet-friendly retreat. Back inside, discover four spacious bedrooms, each fitted with plush carpet and built-in robes. A stylishly renovated bathroom services these bedrooms, fitted with a built-in bath, sleek shower, large vanity and stylish floor to ceiling tiles. The water closet is separated for added convenience, plus a second one can be found next to the laundry. This location is hard to beat, less than a 10-minute drive to Westfield Tea Tree Plaza where you'll find an abundance of major retailers, speciality stores, delicious eateries, plus a Hoyts cinema. For an even closer shop, Woolworths Modbury Heights is just a 2-minute drive away, where you'll also find several shops such as a butcher, news agency and pizza bar. Hargrave Reserve is just around the corner, featuring BBQ facilities, a playground and picnic tables. Plus, school commutes don't get easier with The Heights School and Pre School just down the road. Whether you're eager to make this your home, explore its investment potential, or embark on an exciting renovation or development project, act on this opportunity while it's still available. Check me out; - Torrens Title, 1975 built - Sprawling 840 sqm\* lot size - Tastefully renovated throughout - Four spacious bedrooms with built-in robes - Open plan kitchen, living and meals - Additional formal lounge room with gas heating - Sleek kitchen appliances including dishwasher and gas cook-top - Walk in pantry - Modern bathroom with floor to ceiling tiling - Two separate water closets - Spacious laundry with outdoor access - Undercover alfresco entertaining - Spacious lawn area - Undercover carport with roller door - Gas heaters to both living rooms - Ducted air-conditioning - Ceiling fans - Roller shutters on front windows for added security - Two garden sheds - 3.7 kW Solar Panels

Specifications: CT // 5490/124 Built // 1975 Land // 840 sqm\* Home // 278.7 sqm\* Council // City of Tea Tree Gully Nearby Schools // The Heights School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

Aidan Anthony - 0423 319 554  
aidana@eclipse realestate.com.au RLA 277 085