

101 Murrell Road, Modbury Heights, SA 5092



House For Sale

Wednesday, 12 June 2024

101 Murrell Road, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 620 m2

Type: House



Tristian Kennedy
0432898363



David Upadhyay
0469003052

Auction On-Site Saturday 22nd June 3:30PM

Nestled within walking distance to East Para Primary and The Heights School, this beautifully updated home offers a sublime lifestyle and modern comforts, perfect for family living. This residence boasts three well-appointed bedrooms, two featuring built-in cupboards and the main bedroom with a luxurious ensuite. The home is designed with contemporary living in mind, featuring timber-look floors and a sleek, renovated kitchen. The kitchen serves as the heart of the home, centrally located with plenty of bench space, storage, and a breakfast bar ideal for quick meals. Comfort is paramount with an evaporative air-conditioning system ensuring a pleasant climate year round. The formal lounge and dining room provide ample space for family gatherings and entertaining guests. The kitchen is equipped with modern appliances, including an electric oven and gas cooktop, making meal preparation a breeze. Parking is in abundance, starting with a single garage that leads to the rear yard where you'll find a double garage with power. The space between the two garages can accommodate additional vehicles, with access from the rear of the garage or side gates. This area is perfect for a work truck, boat, or trailer, and can also serve as a play space or sports court with a basketball hoop. Outdoor entertaining is always a pleasure in this home's backyard. The undercover and paved area off the meals area is perfect for hosting barbecues and gatherings, while the private gardens offer a serene space to relax and unwind. The home's location is a significant highlight. It is in close proximity to the picturesque Para Hills Reserve walking trails and parklands, providing a perfect blend of urban convenience and natural beauty. Public transport options are readily available, including connections to the O-Bahn for quick city commutes. Additional features include:

- Beautiful street presence with established gardens
- Ceiling fans, split system air conditioning and ducted air
- Low maintenance, landscaped gardens
- A large detached double garage in the rear, ideal for hobbies or additional storage

This is a prime opportunity to own a premium piece of property in Modbury Heights, offering easy access to major shopping precincts, the cafe scene in Mawson Lakes, and well-respected schools like Kings Baptist. Don't miss out on this exquisite home that combines modern living with ample space for vehicles and hobbies, all within a family-friendly neighborhood. Whether you're looking to upsize, relocate, or invest, this property is a must-see for those seeking the perfect blend of convenience, style, and comfort.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | TEA TREE GULLY Zone | GN - General Neighbourhood Land | 620sqm (Approx.) House | 207sqm (Approx.) Built | 1981 Council Rates | \$1,900.75 pa Water | \$TBC per ESL | \$292.85 pa