

104 Ladywood Road, Modbury Heights, SA 5092



Sold House

Thursday, 18 April 2024

104 Ladywood Road, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 740 m2

Type: House



Reece Pilgrim
0437776409



Jordan Bradshaw
0431173211

Contact agent

Endlessly renovated and updated to deliver an impeccably spacious property stretching across a superb 740m² parcel, 104 Ladywood Road is a c.1980-turn modern contemporary marvel primed for fun-filled family living from day-dot. Oozing light-filled charm and blending a beautiful semi open-plan footprint, prepare for wholesome downtime with the kids in the sweeping and soft-carpeted lounge before gorgeous timber floors add rich texture and quality to the combined kitchen and dining zone. The perfect perch to cook and converse, this stylish culinary hub lets the resident chef enjoy whipping up nightly deliciousness, while also keeping an eye on the kids ruling the backyard or friends basking under the all-weather alfresco for weekend catch-ups that go long into the evening. With zip-trak blinds and bar, wall fan and plenty of space for floor heaters, this brilliant outdoor sanctuary invites all-year indulgence. Together with a sweeping and sunbathed backyard flourishing with a sea of lush lawn, leafy private hedging, and cubby-house for the kids sparking endless imagination... this home is a haven for all ages. Capturing up to a 4-bedroom footprint - or options for a second living, rumpus and home office - there's exceptional function and form here. Together with built-in robes and ceiling fans, evaporative ducted AC and ducted heating, neat and tidy bathroom and family-friendly laundry, there's little limit to the appeal and lifestyle potential on offer here. Nestled in the leafy heart of this north-east staple, discover schools moments from your front door along with a parks and playgrounds for easy weekend adventures, while a quick 5-minutes finds you at the bustling Tea Tree Plaza where you'll find all the café, shopping, brand name outlets and Friday night entertaining options you could possibly ask for. With such size and space becoming harder to come by, and a home already elevated to picture-perfect family standards, this is every bit a stellar opportunity not to let slip through your fingers.

FEATURES WE LOVE

- Light, bright and airy formal lounge, and lovely open-plan dining and kitchen zone brightened by skylights
- Sparkling modern contemporary chef's zone featuring great bench top space and island, abundant cabinetry and cupboards, stainless appliances including dishwasher, and views into the alfresco and backyard
- 2 large bedrooms and sizable 3rd, all with ceiling fans and two with BIRs
- Generous 4th bedroom or option to use as a second living, rumpus or inspiring home office
- Neat and tidy bathroom featuring separate WC for added convenience, as well as evaporative zone ducted heating and cooling throughout
- Sweeping outdoor entertaining sailing under an all-weather pitched pergola with zip-trak blinds and ceiling fan
- Beautiful backyard featuring lush lawn, high private hedging, kids' cubby and sandpit
- Secure garage with roller door and large garage
- Huge 740m² (approx.) allotment inviting further renovation and extension potential, as well as long-term redesign and rebuild possibilities (subject to council conditions)

LOCATION

- Around the corner from The Heights School for easy morning commutes, and close to leafy parks and sporting ovals
- A stone's throw to Waterworld Aquatic Centre for all the summer fun you can handle right at your fingertips
- A quick 5-minutes to the vibrant Tea Tree Plaza buzzing with cafés, brand name outlets, all your shopping needs, as well as weekend movie nights with the whole family

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.

Norwood RLA 278530 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 | 740sqm (Approx.) House | 282.9sqm (Approx.) Built | 1980 Council Rates | \$1,606.96pa Water | \$TBC pqESL | \$260.4pa