

**109 Billabong Road, Modbury Heights, SA 5092**



**Sold House**

Friday, 11 August 2023

109 Billabong Road, Modbury Heights, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 729 m2**

**Type: House**



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**\$725,000**

Proudly presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1973 built family entertainer in the highly sought after suburb of Modbury Heights. Conveniently located within minutes of the Heights School, Heights Shopping Centre, Westfield Tea Tree Plaza and Bus Interchange, Clovercrest Shopping Centre, Modbury Hospital, ample parks and reserves such as Billabong Reserve and Noya Reserve; and public transportation options along Kelly Road, Milne Road and McIntyre Road. This is an amazing opportunity to purchase into one of Adelaide's most sought after communities. Welcome to 109 Billabong Road, Modbury Heights! This stunning 4-bedroom, 2-bathroom house is the perfect blend of comfort and style while offering ample space for a growing family. Situated on an approximate 729 sqm allotment with an approximate frontage of 21.34 metres, astute purchasers will notice the subdivision potential subject to the necessary planning consent. Upon entering the home, you will be greeted by a spacious and light-filled living area, perfect for entertaining guests or simply relaxing with your loved ones. The open-plan design seamlessly connects the living, dining, kitchen and family areas, creating a warm and inviting atmosphere. The kitchen is the heart of the home, featuring an electric cooktop, ample storage space, and a convenient breakfast bar. Cooking delicious meals will be a breeze in this well-appointed kitchen. The master bedroom is a true retreat, complete with an ensuite, built in robe and roller shutters. The three additional bedrooms are generously sized and feature pull down block out blinds. The main bathroom is light and spacious while including a bath, shower and separate toilet. Outside, the property boasts a huge outdoor undercover entertaining area and manicured yard, offering space for the kids and pets to enjoy as well as endless possibilities for entertaining. The triple length carport with automatic roller door provides secure parking for your vehicles, with additional off-street parking available through the horseshoe driveway at the front of the home. The large garage at the rear of the property is powered and wide enough for drive in access for a further 2 vehicles. Plumbing connections included could see this space potentially include both a bathroom and shower, subject to the necessary planning consent. Additional features of this home include:

- Floating floors throughout the living and plush carpeted floors throughout the bedrooms.
- Roller shutters to the master bedroom and living room.
- Ensuite with shower and toilet located in the master bedroom.
- Ceiling fans in all of the bedrooms.
- Ducted reverse cycle heating and cooling throughout the house.
- Wall mounted air conditioner located in the living room.
- Pull down block out blinds to bedrooms 2,3 and 4.
- Large laundry with ample storage space and external access.
- Kitchen with electric cooktop.
- Irrigation system for the manicured lawn and gardens at the rear of the property.
- 5kw solar system.
- Horseshoe drive way at the front of the property providing off-street parking.
- Secure front gate.
- No easements, significant trees or encumbrances.

Nearby schooling options include The Heights School, East Para Primary School, Modbury West School and Valley View Secondary School. Local places of worship include Good Shepherd Lutheran Church on Montague Road, Imam Ali Mosque on Langford Street, Pooraka and Gurdwara Sahib on Famechon Crescent, Modbury North. Within close proximity to Heights Shopping Centre, Westfield Tea Tree Plaza and Bus Interchange, Clovercrest Shopping Centre, Modbury Hospital, ample parks and reserves such as Billabong Reserve and Noya Reserve; and multiple public transportation options at hand. 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 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