

**1096A North East Road, Modbury, SA 5092**



**Sold House**

Tuesday, 19 March 2024

1096A North East Road, Modbury, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 387 m2**

**Type: House**



Benjamin Philpott  
0883435600



David Philpott  
0883435600

**\$818,000**

Meticulously built with attention to detail and spacious proportions in mind, this brand-new residence is a true testament to the exceptional product on display. A carefully selected colour pallet combined with thoughtful finishes puts this home in a league above the rest. The four bedrooms are all adorned with timber floors & impressive joinery with the master suite featuring an impressive walk-thru robe and exquisite ensuite as one would expect. A full-sized family bathroom services the remainder of the home and repeats the same level of luxury. Explore beyond the front portion of the home and step down into the impeccably designed living area. The kitchen, flawless as it is, showcases beautiful timber tones paired with gloss benchtops and black hardware. As anticipated, the details extend to Smeg appliances, gas cooking, dishwasher, and dual sink. Highline windows invite the warmth and sunlight into the living area which features around an inbuilt gas fireplace creating an ambiance to be desired. The glass sliding doors allow the living to seamlessly flow to the outdoor tiled alfresco complete with ceiling fan and overlooking the lawned area. Features you'll fall in love with:- Light & elegant tones throughout- Tiled living areas with softer timber floating floors to the bedrooms- Split level stepping down to the gorgeous living area- Ducted reverse cycle heating and cooling with inbuilt gas feature fireplace- Magnificent kitchen with Smeg appliances- Well equipped laundry with ample bench and cupboard space- 10.35kW solar system & rainwater tank- Secure garage plus additional parking spaces to the front- Public transport and the O-Bahn both available nearby- Moments to Westfield Tea Tree Plaza shopping, eating and entertainment This exceptional home speaks for itself, with all the comforts and luxuries on offer, it's just a matter of moving on in. DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442