

11 Calwield Road, Modbury, SA 5092

ALL ADELAIDE

House For Sale

Tuesday, 7 May 2024

11 Calwield Road, Modbury, SA 5092

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Type: House



Deep Solanki
0426697852



Ahmad Samandaryan
0420858909

Auction On Site: Saturday 25th May at 5:30pm USP

Perfectly positioned, centrally located within easy reach of local reserves, shopping and transport, this stunning low maintenance double story residence features up to 5 spacious bedrooms, 3 bathrooms and/or 3 separate living areas across a thoughtful modern design where refined living and luxurious appointments emanate with a stylish modern appeal. Prepare to be impressed as you enter to a large open plan family/dining room where sleek porcelain tiles, fresh neutral tones and LED downlights create a comfortable everyday luxury that personifies today's modern architecture. Relax in open plan comfort, enhanced by a built-in TV niche and side shelves. Cook in culinary comfort as you engage and socialise in this a clever casual kitchen design. Sleek tiled splash backs, composite stone bench tops, double sink, walk-in pantry, wide breakfast bar, stainless steel appliances, crisp white cabinetry and pendant lighting provide the essential elements in this refreshing masterpiece. Step on through to a bedroom 5/games room, the perfect space for a billiard table games room or home theatre. Sliding doors provide seamless access to a tiled alfresco portico overlooking a generous low maintenance rear yard. Upstairs features yet another generous living space, ideal for the kids or teens to relax in casual comfort. There is easy access to the private balcony and built-in speakers. All 4 bedrooms to the upper level feature fresh quality carpets and robe amenities. The master bedroom offers a walk-in robe, ensuite bathroom and direct access to the balcony. Bedrooms 2,3 & 4 all offer built-in robes. Floor-to-ceiling tiles feature in all bathrooms including guest bathroom, ensuite and main bathroom. A clever walk-through laundry provides easy access to a wraparound low maintenance courtyard while a single garage with auto panel lift door offers accommodation for the family car. Perfect for the established executive family or an ideal investment option, this luxurious low maintenance residence will appeal to the most refined and discerning of potential purchasers. Briefly: * Stylish, modern and luxurious 2 story home on low maintenance corner allotment * Great location nestled between local reserves, playgrounds and close to shops * Up to 5 spacious bedrooms, 3 bathrooms and/or 3 separate living areas * Sleek tiled floors, fresh neutral tones and LED downlights * Open plan ground floor living room with built-in TV niche and side shelves * Stunning modern kitchen overlooking living room * Kitchen features sleek tiled splash backs, composite stone bench tops, double sink, walk-in pantry, wide breakfast bar, stainless steel appliances, crisp white cabinetry and pendant lighting * Large tiled bedroom 5/games room * Alfresco entertaining portico with access from both living and games room * Generous low maintenance yards with ample room for kids and pets * Ground floor guest bathroom and clever walk-through laundry * Large upstairs living room with built-in speakers and direct balcony access * 4 spacious bedrooms to the upper level, all with robe amenities * Master bedroom with walk-in robe, ensuite bathroom and balcony access * Bedrooms 2, 3 & 4 with built-in robes * Single garage with auto panel lift door * Ducted reverse cycle air-conditioning Ideally located in a vibrant family friendly area and nested centrally amongst the many parks and reserves the area has to offer. There's a reserve and playground just around the corner and Civic Park, Edinburgh Reserve & Solandra Playground/ Wetlands are all just a short walk away. Para Vista Primary, Modbury West School, East Para Primary School and Ingle Farm East Primary are all nearby for the younger kids, while the teens will enjoy quality education at the zoned Valley View Secondary School. Clovercrest Shopping Centre is within walking distance for your daily goods, while world class shopping at Tea Tree Plaza is a short drive away. Public transport is readily available and the Tea Tree Plaza Obhan Interchange will provide quick express transport to the city. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.