

11 Modra Circuit, Hillbank, SA 5112



Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1403 m2

Type: House



Sheridan Huddy
0435011267

Contact agent

Team Pratt are excited to present to you luxurious living at 11 Modra Circuit, Hillbank! Perched proudly on an 1403m² (approx*) allotment, this two storey home offers breathtaking views and stunning street appeal in such a convenient location! Entering the home, you will find the floorplan accommodates the largest of families, with the duality of entertainment on the ground floor and family upstairs. Designed with four contemporary living areas and four spacious bedrooms, privacy and comfort are no issue! Central to the home stands the combined light filled kitchen, family and dining, embracing a variety of fixtures and furnishings for seamless hosting. With large entrances, floor to ceiling windows and even a balcony, an opportunity as special as this is not one to miss! Outside presents undercover entertaining, secure shedding and easily maintainable gardens ideal for those with busy lifestyles! Relax and unwind on the decked area overlooking the stunning sunsets and suburb of Hillbank! Situated within walking distance to local schools, parks, transport facilities, and shopping centres, this property offers the perfect opportunity for first home buyers, upsizers or investors alike! Inquire your interest to Sheridan Huddy on 0435 011 267.

Features:

- Separate formal lounge and separate study at the front of the home
- Upstairs features a TV/Open Lounge Area
- Newly renovated main bathroom with enviable spa bath
- Master suite with walk in robe, ensuite and balcony
- 3 Well sized bedrooms with built in robes
- Downstairs toilet following through to the laundry
- Modern kitchen, living and dining with chef grade appliances and plenty of cabinetry
- A large rumpus room located just off of the open living space
- Sliding glass doors lead from the rumpus room to the expansive undercover pergola area for seamless entertaining.
- Second decked area provides stunning views
- Beautifully maintained gardens and secure shedding
- Double garage with roller door and space available for 6 cars
- Single access gate at the rear of the property
- Ducted Reverse cycle heating and cooling for year round comfort

More info: Built - 2002 Land - 1403sqm (approx.) House - 292 sqm (approx.) Zoned - HN - Hills Neighbourhood\Council - PLAYFORD Rates - \$2,216 P/A This property will be going to Auction unless SOLD prior, to register your interest please phone Sheridan Huddy on 0435 011 267 or Darren Pratt on 0428 881 406. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373