

12 De Sassenay Crescent, Modbury Heights, SA 5092 **RayWhite**

House For Sale

Friday, 10 May 2024

12 De Sassenay Crescent, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 494 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this low maintenance luxurious proposition in Modbury Heights. Built in 2010 this is perfect for the modern family, a first home buyer looking to take the leap, or even the empty nester looking to downsize to a quality home without the constraints of daily garden maintenance. Welcome to 12 De Sassenay Crescent, Modbury Heights! Only a short walk away from the much sought after Heights School, the Heights Shopping Centre, Hargrave Reserve and minutes away from Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Modbury Jets Amateur Football Club and public transportation options along Milne Road, Ladywood Road and McIntyre Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this amazing home include the following:

- Excellent street presence and curb appeal.
- Immediate livability upon entry of the warm and welcoming entranceway with high quality tiled flooring, downlights and ducted reverse cycle heating and cooling throughout.
- Master bedroom suite with automatic roller shutters, floor to ceiling built-in robes; an ensuite with vanity, shower and toilet included as well as high quality fixtures and fittings and complete with its own walk in robe.
- Bedrooms 2 and 3 spacious in size and complete with built in robes.
- Main bathroom located between bedrooms 2 and 3 complete with vanity, shower and bath. Separate toilet located adjacent with its own bidet.
- Open plan kitchen, meals and living area. The chefs kitchen is spacious in size with ample bench space, gas stove, dishwasher, dual sink and views out through to the inground pool and outdoor, undercover entertaining area. The living area includes a wall mounted tv bracket.
- Laundry room with external access and ample storage.
- Linen cupboard located in the main central hallway.
- Single automatic garage with rear external access through the rear roller door and internal access to the main central hallway.
- Gas hot water system.
- Step outside to the paved courtyard and low maintenance yard; perfect for small children and pets.
- Inground salt chlorinated pool located at the rear of the home sitting peacefully under the outdoor, undercover entertaining area is the salt chlorinated inground pool with built in spa and waterfall pool feature. ****Pool cover to be included****
- Entertaining is an absolute breeze under the entertaining area thanks to the ceiling fans, pool lighting and mounted tv bracket. Pool shed located behind the pool area as well as a small tool shed.
- Built in 2010 with North facing orientation.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- No easements or encumbrances.
- Local schooling options include The Heights School, Redwood Park Primary School, East Para Primary School and Golden Grove High School.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.

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 this property is scheduled to be auctioned on 26/05/2024 @ 10:00AM and 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