

**12 Grenache Avenue, Modbury, SA 5092**



**House For Sale**

Friday, 8 December 2023

12 Grenache Avenue, Modbury, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

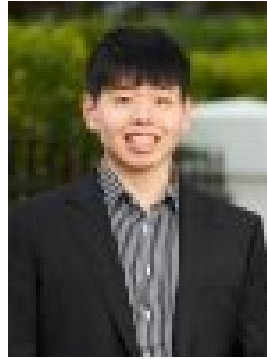
**Parkings: 4**

**Area: 690 m2**

**Type: House**



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## Auction On-Site Wednesday 20th December 5:00PM

Move over mid-century footings and move straight into modern contemporary magic spilling with thoughtful feature and fantastic family-friendly form that sees this solid property packed with everyday lifestyle bliss. Subdivision opportunity (SSTC) with 18.1m frontage and 691sqm(approx.).Elevated, updated and transformed from start to finish, enjoy a picture-perfect home life whether you're relaxing with the kids in the spacious rumpus warmed by a crackling combustion heater as you watch the latest blockbuster, or hosting friends for delicious dinners in the L-shape open-plan lounge and dining helmed by the gleaming chef's zone ready to inspire new culinary triumphs - the morning rush, whipping-up mid-week meals, and fun-filled weekend get-togethers are all ready and waiting.Leaving no stone unturned, every nook, cranny and corner of this beautiful abode sees stylish upgrade and finish. From the 3 plush-carpeted bedrooms and sparkling modern bathroom, all-weather alfresco extending from the rumpus, to the redesigned backyard delivering impeccable summer season appeal with a sunbathed swimming pool and generous outdoor entertaining area inviting endlessly good times, 12 Grenache Avenue is a stellar home primed for all ages.Together with a striking studio or inspiring home office with AC and private ensuite bathroom, bill-busting solar panels, large garage, separate workshop and long secure carport behind a crisply rendered frontage, neat lawns and feature tree - it's fair to say every inch of this sweeping 691m2 property has been painstakingly brought to its full potential.Move in ready and no need to lift a finger, now or ever, prepare to shift straight into wonderful new beginnings for your family where local schools are a moments away for stress-free morning commutes, a raft of nearby leafy reserves invite endless weekend adventure, and the bustling Tea Tree Plaza serves up all your café, shopping and entertaining needs - labelling this one anything other than the opportunity of a lifetime would be seriously underplaying it!FEATURES WE LOVE• Light-filled open-plan lounge, dining and kitchen combining for one superb social hub• Stylish modern kitchen with room for helping hands and flush with great bench top space, abundant cabinetry and cupboards, and gleaming stainless appliances including dishwasher• Huge rumpus with AC and toasty combustion heater for more great entertaining and relaxing potential• Generous master bedroom with BIRs, as well as 2 additional ample-sized bedrooms• Sparkling main bathroom featuring floor-to-ceiling tiling, practical laundry with cupboards and powerful solar system for lower energy bills• Summer lifestyle ready swimming pool and multiple outdoor entertaining areas for year-round fun• Fantastic studio/home office or lucky 4th bedroom with ensuite and AC• Garage, full workshop and secure carport with auto panel lift doorLOCATION• Around the corner from both Modbury West Primary and Modbury High for easy morning commutes with the kids• Close to a raft of local parks, playgrounds and reserves for plenty of outdoor activity• Great public transport options including the TTP Interchange and O-Bahn to zip you into the city in a flash• Moments to Tea Tree Plaza for all your café, shopping essentials and weekend entertainment in the one placeAuction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details:Council | Tea Tree GullyZone | HDN - Housing Diversity Neighbourhood\\Land | 691sqm(Approx.)House | 302sqm(Approx.)Built | 1962Council Rates | \$TBC paWater | \$TBC pqESL | \$TBC pa