

**120 Kelly Road, Modbury North, SA 5092**



**House For Sale**

Thursday, 18 January 2024

120 Kelly Road, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



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## Auction On-Site Saturday 3rd February 2:45PM

Welcome to your dream opportunity in Modbury North! Nestled on a vast 630-square-meter block, this three-bedroom, one-bathroom home beckons with the promise of a perfect canvas for your imagination. Located in proximity to schools, parks, and the bustling Tea Tree Plaza, this property is not just a home but a rare chance to craft your dream residence or investment haven. Step into a world of possibilities as the current home, adorned with charming original features like parquet floors, awaits your vision for redevelopment. The wide street frontage offers potential subdivision opportunities (STCC), or if immediate occupancy is your preference, the property is move-in ready. The functional kitchen features a breakfast bar, dishwasher, and gas stove, providing endless meal preparation opportunities. Continue through to the spacious lounge and dining room, bathed in natural light, complemented by split system air-conditioning and garden views. Two of the three bedrooms provide built-in robes and split air-conditioning for comfort and convenience. The bathroom provides convenience with two entrance points, with a large glass shower, toilet, and vanity storage to complete the picture. The practical laundry room provides bathroom and backyard access, making daily life a breeze. Entertain with ease under the spacious verandah, the property's low-maintenance yard features paved areas, a storage shed, a carport, and a garage, with abundant parking space, all surrounded by well-maintained flower bushes, and secured by a gate lockup. Enjoy cost savings with the installed solar system and rainwater tank, while the property is NBN-ready for seamless connectivity. Within minutes, discover the convenience of Tea Tree Plaza, and the O'Bahn. With Modbury hospital, schools, Burregah Reserve, Armstrong Reserve, Vostok Reserve, and Drakes IGA all nearby. Your new home awaits - seize this rare opportunity today!

**Property Features:**

- The master and second bedroom have built-in robes and split system air conditioners
- Front lounge and dining room with a ceiling fan and split system air conditioner
- The kitchen has a ceiling fan, skylight, breakfast bar, dishwasher, and gas stove
- The bathroom has a glass shower, vanity with storage, and a two-way toilet leading to the laundry
- Internal laundry room with backyard access
- Linen cupboard storage in the hallway
- External blinds across all windows
- Solar power system with twenty-two panels
- Large entertaining verandah
- Garden shed, rainwater tank, and lawn space in the backyard
- Low maintenance yards with established gardens
- Single carport and a garage with panel lift door for secure parking
- Paved front yard allowing extra parking behind secure gates
- Huge 630sqm block
- Para Vista Primary School is only three-minutes away

The nearby unzoned primary schools are Modbury West School, Para Vista Primary School, East Para Primary School, Modbury School P-6, and The Heights School. The nearby zoned secondary school is Valley View Secondary School.

**Auction 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.

**RLA 322799 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 | CITY OF TEA TREE GULLY Zone | General Neighbourhood Land | 630sqm (Approx.) House | 203sqm (Approx.) Built | 1966 Council Rates | \$TBC pa Water | \$TBC pq