

13 Brolga Street, Modbury Heights, SA 5092

eclipse.
REAL ESTATE

House For Sale

Friday, 3 May 2024

13 Brolga Street, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 650 m2

Type: House



Aidan Anthony
0423319554

Best Offers By Tuesday 21st May by 5pm, USP

Say hello to modern comfort with this beautifully renovated solid brick home, ideally situated on a 650sqm* allotment amidst established gardens in Modbury Heights. This warm and inviting family residence is designed to enhance natural light and open living spaces, making it the perfect setting for comfortable living and elegant entertaining. As you enter, the home opens to reveal a spacious open plan living and dining area. Timber-look flooring throughout adds a touch of warmth and elegance, complemented by large windows that allow natural light to cascade into the room. The centre piece of the home is the tastefully renovated kitchen, equipped with high-end Smeg appliances including a 900mm freestanding oven/stove, and luxurious 40mm Caesarstone benchtops offering ample workspace. The kitchen also features extensive cupboard storage and a convenient servery window to the outdoor area, perfect for entertaining guests. Casual dining can be enjoyed at the breakfast bar, perfectly positioned away from the main living and dining areas. Here you'll also find the family room serving as a versatile space, perfect for use as a retreat, formal dining or second living area, with convenient access to the outdoor entertaining area through glass sliding doors. Outdoor living is elevated to new heights in the gabled pergola area, complete with aggregate concrete flooring, a gas heater, ceiling fan, and ziptrack blinds for year-round comfort. A built-in Weber barbecue with granite benchtops overlooks the lush green grass and neatly maintained garden beds, all supported by a fully automated irrigation system which can be fed from a 5000L rainwater tank. This home offers three generously sized bedrooms, each featuring built-in robes with glass sliding doors and plush carpeting, creating inviting personal spaces. The main bathroom is meticulously maintained with floor-to-ceiling tiles, a bathtub, shower, and a vanity, complemented by a separate toilet for added convenience. Year-round comfort is assured with zoned gas ducted heating and ducted evaporative cooling, plus an additional split system air conditioner in the living area. Parking includes a double garage with an automatic roller door and additional off-street parking in the driveway. This property offers a perfect blend of modern updates and traditional comforts, making 13 Brolga Street a truly desirable home in Modbury Heights.

Check me out:- Beautifully renovated solid brick home blending classic charm with modern comfort- Open plan living and dining area with timber-look flooring, large windows, and a split system air conditioner- Kitchen with Smeg 900mm freestanding oven/stove, and 40mm Caesarstone benchtops- Casual dining area at the breakfast bar- Second family room with direct access to the outdoors via glass sliding doors- Gabled pergola with aggregate concrete, gas heater, ceiling fan, and ziptrack blinds, featuring a built-in Weber barbecue with granite benchtops overlooking the garden, supported by a 5000L rainwater tank irrigation system- Three generously sized bedrooms, each with glass sliding door built-in robes and carpet- Main bathroom with floor-to-ceiling tiles, featuring a bathtub, shower, vanity, plus a separate toilet- Laundry with storage and external access- Secure parking available in a double garage with an automatic roller door and additional driveway parking- Zoned gas ducted heating and evaporative cooling throughout- Home security system- Gas hot water unit- 5.5kW solar system- Large garden shed- And so much more... Specifications: CT // 5133/35 Built // 1979 Land // 650 sqm* Home // 207 sqm* Council // City of Tea Tree Gully Council Rates // \$1,866 per annum ESL // \$288 per annum Nearby Schools // The Heights School, Redwood Park Primary School, St Francis Xavier's School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Aidan Anthony - 0423 319 554 aidana@eclipse realestate.com.au RLA 277 085