

13 Telford Crescent, Modbury Heights, SA 5092

Boffo

Sold House

Thursday, 26 October 2023

13 Telford Crescent, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 640 m2

Type: House



Robert Lonie
0419129009

\$691,000

Auction Location: On Site An exceptional opportunity presents itself in the heart of Modbury Heights, set on a generous 640sqm (approximate) allotment with an 18.28m (approximate) frontage. Desirably located just a stone's throw from the Heights School and Hargrave Reserve comprising a playground for the kids to enjoy and space for the pets to run free. Providing ample space for the family with three bedrooms, a spacious living area, a great size secure rear yard and an undercover outdoor entertaining area. Presenting a plethora of choices for buyers, you can choose to live in and appreciate the space, renovate and infuse your personal style or lease out for a great rental return. Features that make this home so special:- Three spacious bedrooms all with ceiling fans and built-in robes - Separate lounge room with ceiling fan - Bathroom with separate bath and shower- Separate toilet for convenience - Kitchen with stainless steel oven with gas cooktop, dishwasher, walk-in pantry and ample bench and cupboard space - Meals area adjacent kitchen- Separate laundry - Pergola for outdoor entertaining - Spacious backyard with grass and paved area for kids and pets to enjoy- Large shed, perfect for storage - Additional garden shed - Single carport plus expansive driveway for off-street parking- 8KW solar electrical system- Ducted evaporative air conditioning - Ducted gas heating - Gas hot water system Within walking distance to The Heights School and only a short distance to all the shopping and entertainment that Tea Tree Plaza has to offer. Public transport including the City via The O-Bahn Interchange, sporting clubs, Modbury Hospital and a variety of both public and private schools are all only a short distance away. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174