

14/129 Smart Road, Modbury, SA 5092



Unit For Sale

Friday, 8 March 2024

14/129 Smart Road, Modbury, SA 5092

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Rachael Pavli
0882674995

\$425,000 - \$465,000

Under Contract Built in 1990, this property is set in a quiet group of townhouses known as Solitude Grove, well known for its botanical surroundings amongst other similar properties. Set well away from the main road, this well presented and laid out two storey townhouse offers the chance to live only a few hundred meters from Tea Tree Plaza Shopping Centre and outdoor dining precinct, Tea Tree Gully TAFE, Civic Park, Tea Tree Gully Transport Interchange and the O'Bahn with an ideal 20 minute commute for those who commute to the city for work. The home has new carpets and has been freshly painted throughout. It comprises a spacious lounge with dining room adjacent to the updated kitchen with gas cooker and an abundance of cupboard space with breakfast bar. This area leads to the rear courtyard and access to the secure carport with automatic roller door. A second private toilet is on the ground floor accessed via the good sized laundry. Upstairs is a spacious master with built in wardrobes, a second bedroom and an updated bathroom. Guest parking is available within Solitude Grove. At a glance:

- o Updated kitchen and separate dining room
- o Master bedroom with built in wardrobes
- o Updated upstairs bathroom
- o Spacious lounge room
- o Private rear courtyard
- o Single carport with automatic roller door and rear access
- o 2 toilets
- o Laundry
- o Split system heating and cooling

Perfectly located in a quiet botanic like community setting and within easy reach of Westfield Tea Tree Plaza, public transport including O-Bahn busway and Tea Tree Gully interchange, Modbury Hospital, Civic Park, Tea Tree Gully TAFE and a handful of local schools. Council Rates | \$1,400.32 pa SA Water | \$153.70 pq ESL | \$108.95 pa Strata | Admin Fund \$330 pq Sinking Fund \$138 pq Year Built | 1990 Pet by application with Strata Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.