

14/43 Edinburgh Road, Modbury, SA 5092



Sold Other

Saturday, 12 August 2023

14/43 Edinburgh Road, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Other



Sam Doman



Guru Singh

0460006622

\$591,000

SAM DOMAN and GURU SINGH Presents this beautiful 3-bedroom, 2-bathroom and 2 living area villa nestled in the peaceful and charming suburb of Modbury. Upon entering the house, you'll immediately notice the spacious formal lounge, perfect for relaxing and entertaining guests. Moving deeper into the villa, you'll discover an even more spacious second living area combined with a dining space and a modern kitchen. The kitchen is equipped with concealed cabinets, including a dishwasher, adding to the seamless and clean aesthetics of the space. One notable feature of the property is the ducted reverse cycle air conditioning system, ensuring your comfort in both hot and cool weather. Additionally, there's an extra Split system in the living and dining area, allowing for personalized temperature control. The master bedroom has an ensuite bathroom and a wall-mounted TV for your entertainment. All bedrooms and one living area is fitted with fans to provide natural airflow and keep the space comfortable year-round. There's also a separate bathroom and a separate toilet along with a decent laundry, providing convenience for the whole family. Your security is well taken care of with remote-controlled roller shutters on all windows, providing privacy and protection from the outside elements. Furthermore, the property is equipped with an alarm system, giving you peace of mind if you are security conscious. For parking, you'll have a convenient garage with a remote-controlled roller shutter, ensuring your vehicle's safety and easy access. Continuing on, the backyard of this beautiful villa is truly a delightful retreat. Step outside, and you'll find a wonderful pergola with a large sitting space. Whether you want to host a casual gathering or simply unwind with a book, this space offers an ideal sanctuary. For the barbecue enthusiasts, there's an added convenience of a plumbed gas supply for the BBQ. Say goodbye to the hassle of replacing gas bottles, as you can enjoy grilling your favorite dishes with ease and without interruptions. Don't miss the chance to experience the comfort, beauty, and convenience of this exquisite property. With its spacious interiors, modern amenities, security features, and the enticing backyard with a pergola and plumbed gas BBQ, this villa offers a complete package for a wonderful lifestyle in the heart of Modbury. Take the next step and make this exceptional property your forever home! Link to Offer Form:

<https://forms.monday.com/forms/692e8ef2ba9e225c5026eb0e151b17e5?r=use1>DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129