

**14 Berryman Drive, Modbury, SA 5092**

NOAKES  
NICKOLAS

**Sold House**

Tuesday, 15 August 2023

14 Berryman Drive, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 258 m2**

**Type: House**



Lachlan Edwards

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**\$665,551**

Contact AgentLight, bright and new, this striking 2021 Torrens titled home by Stunning Homes offers a fuss-free home base with impressive street presence onto Berryman Drive. Behind a red brick, hebel and timber look façade enjoy a stylish home of three bedrooms, two bathrooms and a generous open plan living area. Enter between chic timber laminate floors and LED downlights follow the central hallway to find the carpeted main bedroom to your left, decked out with generous windows, a walk-in robe and a chic private ensuite. Down the hall, two further carpeted bedrooms include built-in robes and share use of the handy three-way main bathroom, ideal for busy households and guests alike. Emerge in the northwest-facing open plan living and take in a stylish space to catch up and entertain. Stone benchtops, a herringbone splashback and pendant lighting define a sleek contemporary kitchen complete with stainless steel appliance (including a gas cooktop), while there's plenty of space for a long dining table and a generous lounge setting. To the rear, your courtyard is wrapped in extra high good neighbour fencing, with an undercover Alfresco made for all your summer outdoor dining occasions. Pets and kids can play on the easy-care synthetic lawn, while you can kick back and relish the good decision you made by moving to Modbury. From Berryman Drive, enjoy the everyday convenience of nearby Clovercrest Village, coffee and dining at Haz Beans Café and Clovercrest Hotel, and the endless shopping and recreation at Westfield Tea Tree Plaza. More features to love:- Reverse cycle ducted A/C throughout- Secure garage and further off-street parking- Secure alarm system- Gas hot water system- Rainwater tank and irrigated front garden- Side property access- Zoned to Valley View Secondary School, walking distance to Modbury West School and within the catchment area for Para Vista Child Parent Centre- Easy access to public transport along Wright and Kelly Roads- Just 1.4km to Westfield Tea Tree Plaza and 11km to the Adelaide CBDLand Size: 257.6sqmFrontage:Year Built: 2021Title: Torrens Council: City of Tea Tree GullyCouncil Rates: \$1,568PASA Water: \$190PQES Levy: \$122.30PARental Appraisal: \$560-\$590 PW Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.