

15 Aberdeen Avenue, Modbury, SA 5092

CENTURY 21

House For Sale

Thursday, 16 November 2023

15 Aberdeen Avenue, Modbury, SA 5092

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 550 m2

Type: House



James Karpiuk
0402136723



Sebastian Richardson
0883590799

AUCTION 2/12/23 @ 12pm

Auction - Onsite Saturday the 2nd of December 2023 at 12.00pm. No Price Guide. The Team at Century 21 Golden Estates - Mawson Lakes is pleased to present this spacious family home, in the highly sought-after suburb of Modbury with all amenities conveniently nearby. This impressive residence is set over three levels and sits on a generous allotment of approx. 550 sqm, with 10 Main Rooms plus 68 sqm of flexible use area, ideal for the hobby enthusiast, plus 4 living rooms and huge outdoor entertainment. A home that is large enough for even the biggest of families, making it a perfect choice for multi-generational families or those seeking a long-term family home in this premier location, or for the astute investors amongst us, the potential is obvious! Features you'll love: - Flexible floor plan, - Master bedroom with walk-in robe and ensuite - Modern kitchen with ample storage & gas cooktop - Combustion heating in main living room - Timber and Tiled flooring - High Racked Ceilings - Large garage/workshop with power - Ample off-street parking - Room for boat, caravan or additional vehicles - Ceiling Fans and Split-System Airconditioning - 2 Balcony Views - Large undercover entertainment area ideal for hosting the family BBQ or enjoying the afternoon sun. This home is ideal for the next owner to make their own. Proudly perched on the high side of the road and only moments away from all amenities for ultimate convenience, including major retailers at the Westfield Tea Tree Plaza, the Modbury Hospital, public and private schooling and public transport options, including the nearby O-Bahn making it a short commute to the Adelaide CBD. A Must to Inspect! Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. 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 29 Main street Mawson Lakes SA 5095 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. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.