

15 Phoebe Avenue, Modbury Heights, SA 5092

House For Sale

Thursday, 18 January 2024

15 Phoebe Avenue, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 660 m2

Type: House



Alexander Zadow

0413700631

\$650k - \$695k *Offers Close Mon 22/1 @ 12 noon**

***Offers Close Mon 22/1 @ 12 noon Offered for sale for the first time in 34 years, this much-loved immaculate home has been superbly maintained and is perfectly presented offering you the opportunity to move in and enjoy just as it is. It will make the ideal first home, upsizer or a popular rental. On a great sized 660sqm* allotment with a 20m frontage, there is ample room to extend the building size with a modern extension, or perhaps add a pool, or even additional garaging or large workshop depending on your requirements. There's plenty of room to do it all, or nothing! Impressive interiors ...- 3 bedrooms, 2 with built in mirrored robes, the third has a free-standing wardrobe that can stay if you like!- L shaped lounge dining with gas wall furnace- immaculate 90's Alby Turner kitchen with a near new stainless steel gas stove- adjacent the kitchen is currently a dining space, but this could also be a second living zone as there's plenty of room for a lounge and TV- immaculate full main bathroom and separate wc- laundry room with cupboard- linen storage cupboard- ducted cooling throughout- some recently installed LED lighting- internal blinds and quality curtains throughout- a neutral interior colour palette with large light capturing windows Enticing exteriors ...- roller shutters to most windows and crim safe flyscreen wire to a number of others - carport under the main roof with room for two behind the roller door- detached single garage- rear verandah attached to the house for any weather entertaining- established and mature water tolerant gardens and lawns to enjoy front and back- tiled roof has been refreshed, rejuvenated and repointed Location ...- a very quiet spot with local traffic only and many long term neighbours- nearby unzoned schools (primary years) include The Heights School, Redward Park Primary and Modbury School *- nearby zoned schools (secondary years) include The Heights School**- Westfield Tea Tree Plaza, Golden Grove Village and Modbury Triangle are local large shopping centres for all you shopping and dining desires- smaller local centres at Modbury Heights, Ridgehaven, Clovercrest and Surrey Downs feature more necessary services you can enjoy- public bus transport is a one minute walk around the corner and will take you to Golden Grove or the Modbury OBahn busway where you can ride the bus all the way into the City and beyond- Civic Park with its play equipment and open space is a great spot to take the kids and pets for fun; there's also a playground and basketball ring just around the corner- there are plenty of medical facilities in this location including the soon to be expanded Modbury Hospital- the City centre can be visited by public bus or by car in around 30 minutes*land size is approximate - please refer to Certificate of Title**school zones - please refer to the relevant government website Helpful info ... all approximate: Year Built / 1976 Land Size / 660sqm* (20m frontage x 33m) Title / Torrens Title Zoning / Residential General Neighbourhood Council / Tea Tree Gully CT / 5536/19 Council / \$1,534.02 pa SA Water & Sewer / \$153.70 pq + water usage ES Levy / \$90.50 pa Alexander Zadow, 'Your A to Z of real estate' - 0413 700 631