

# 15 Solandra Crescent, Modbury North, SA 5092



## Sold House

Saturday, 12 August 2023

15 Solandra Crescent, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 610 m2**

**Type: House**



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## Contact agent

This home is set well back from the road with North South orientation, behind low maintenance grounds. It is positioned amongst other established homes in a desirable, quiet pocket of Modbury North, a moment to the Solandra Wetlands, walking trails and lots of public transport. A 1978 built property of solid brick construction, set on approximately 610m<sup>2</sup> of land it has a frontage of 20m. A freshly painted 3-bedroom family home, conventional in design, presenting a excellent opportunity for homebuyers wishing to move in now, invest, or renovators looking to modernise – unveil timber floors beneath the carpet! Developers with an eye for a good block of land will certainly wish to explore the development potential of such a great location, while younger families looking for room to move and space to grow will love the opportunity to purchase now and enjoy the mortgage proof security of the large allotment. Upon entry you will find a quaint entrance hall. The large L-shaped living/dining room provides views upon the front and rear yards, a great space for your everyday comfort. Central to the home is a light filled kitchen with large picture windows looking over the rear yard and upon Black Hill Conservation Park. To the rear is the valuable 2nd living area which leads directly to the rear yard. 3 bedrooms, the master complete with walk-in robe and original ensuite bathroom. An original main bathroom has a separate bath and shower and separate toilet. The traditional laundry is large. A single carport has a roller door with an abundance of additional off-street parking in the long driveway. There is plenty of space in the generous backyard, a blank canvas ready for future improvements with scope for those who enjoy the garden. Briefly:- 3 bedroom, solid brick conventional home on large allotment- Block size of approximately 610m<sup>2</sup>, with a 20m frontage (approx.)- Ideal opportunity to move in now, or renovate and modernise- Large L-shaped living/dining room- Family room- Entrance hall- Single carport with front and rear roller doors- So much space on the larger allotment for any future outdoor improvements Choose from nearby unzoned primary schools including Redwood Park Primary, East Para Primary Modbury School P-7, & The Heights School. Outstanding private education is available nearby at Gleeson College, Pedare Christian College, Kings Baptist Grammar School & Torrens Valley Christian School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Location:- Close to local parks, playgrounds and scenic walking trails- Solandra Reserve and Wetlands is just down the road- Westfield Tea Tree Plaza is a short drive or easy walk away, for all your retail and entertainment needs. The CBD is approximately 20 minutes by car - or hop on the O Bahn and let someone else do the driving! Council Rates | \$1,898.00 pa SA Water | \$166.30 pq ESL | \$140.70 pa Year Built | 1978 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.