

158 Kelly Road, Modbury North, SA 5092



Sold House

Friday, 1 September 2023

158 Kelly Road, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 674 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Contact agent

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this renovator's delight in the thriving suburb of Modbury North. Ripe and ready to receive some TLC; a blank canvas for purchases in all stages of their property journey - first home buyers looking to get their feet onto the property ladder; or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Situated on approximately 674m² of land with a frontage of approximately 18.20 metres, astute purchasers will notice the subdivision potential subject to the necessary planning consent. Ample space provides a multitude of internal and external possibilities moving forward. Located within a stone's throw away from Billabong, Burregah and Noya Reserves you will have ample opportunities to enjoy the picturesque greenery that surrounds your local area. Within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and The Clovercrest Village this is a chance to purchase in a highly sought after pocket within an amazing local community. Should you be the person to grab the baton and finish the current renovations you will find yourself with a beautiful family home in an amazing location that can serve you for as long as you wish, which is the real opportunity. Features of this 3 bed 1 bath home include the following :-

- Roller door erected - just add the carport (subject to the necessary planning consent.)
- Large yard with toolshed.
- Landscape to your hearts content - putting green for the hubby or playground for the children.
- Ample front gardens.
- No easements, encumbrances or significant trees.
- NBN Fibre to the premises connection availability.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Local schooling options include East Para Primary School, Modbury West School, Valley View Secondary School and The Heights School.
- Within close proximity to Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital, Clovercrest Village and ample parks and reserves.
- Public transportation options can be found along Kelly Road, Milne Road and McIntyre Road.

You may choose to finish off the renovations to this property or may choose to detonate and subdivide but an inspection is an absolute must! Please note that this property is scheduled to be auctioned on 16/09/23 at 5.30 PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used 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-322341