

# 16 Caroono Avenue, Modbury Heights, SA 5092



## Sold House

Thursday, 17 August 2023

16 Caroono Avenue, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 690 m2**

**Type: House**



Bruce Raison

**\$600,000**

This delightful double brick property offers some lucky purchaser an honest home that has been cherished by one owner for the past 25 years. Set a door step away from East Para Primary School & mere minutes to the local IGA, eateries & within easy commuting to Clovercrest Shopping Centre, Tea Tree Plaza, Modbury Hospital etc etc & with public transport running at the end of the street! Main Features:· Set on a fully established allotment of approx. 690m<sup>2</sup> & built in 1973 utilizing double brick construction, cement tiled roofing & a short driveway to an attached carport with remote controlled door & beyond that parking for at least 6 vehicles.· Approx. areas - Living 128.4m<sup>2</sup> Carport & Garage 50.8m<sup>2</sup> Outdoor entertaining 17.7.0m<sup>2</sup>.· The home is insulated and boasts wall mounted NEC reverse cycle air conditioning.· A near new Vulcan 250lt electric hot water system services the home.· The front & rear gardens are easy care & the boundaries boast near new colorbond fencing & there is a 3 module rain water located to the side.· The front porch with charming leadlight sidelights opens to a spacious carpeted entry foyer & then flows either to the formal living room, kitchen entrance, bedrooms or the rear TV room.· The light & spacious lounge is all in neutral tones & features an older style oil heater that probably shouldn't be relied upon today.· A sliding door then provides access to the open plan dining/kitchen area followed by bi fold doors to the very generous sized rear family room.· The kitchen boasts electric cook tops, electric wall oven & separate grill, dual stainless steel sinks, an abundance of bench & cupboard space plus a walk-in pantry.· The hallway leads to the balance of the home which boasts three good sized bedrooms, all with built-in robes & these are serviced by a traditional central bathroom with glass shower cubicle, vanity unit & full size bath. Adjoining is the separate W.C. & the laundry runs off the cozy TV room (or study) which has direct entry to the family room.· This generous family area oozes the warmth & character of natural timber with paneled walls, rustic beams & large solid built-in timber dry bar.· At the rear of the home you will discover a private & secure back garden which boasts a covered entertaining area, a double iron garage/workshop (with power, light and concrete floor), a manageable amount of lawn, olive, almond & fruit trees & a garden utility shed etc ... & so the list continues! All in all, this is a property that offers a fantastic opportunity to make your own or to develop (STCC) ... register your interest and offer now!