

18 Churchill Drive, Modbury North, SA 5092



Sold House

Thursday, 12 October 2023

18 Churchill Drive, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 583 m2

Type: House



Mohit Gupta
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James Casserly
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\$605,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic mid-century family home in the ever sought after suburb of Modbury North. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Welcome to 18 Churchill Drive, Modbury North! Situated on a generously sized allotment of approximately 583m² and with a frontage of approximately 19.20 meters astute purchasers will notice the multitude of internal and external possibilities moving forward. Located only minutes from Burregah Reserve and Burregah Recreation Centre; and 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. Features of this fantastic home include:

- Manicured front lawns and excellent street presence.
- Immediate livability upon entry with warm timber floating floors throughout; as well as split system air conditioners in the living room and all three bedrooms.
- A central dining/meals room acts as the heart of the home as it flows effortlessly into the open plan gas kitchen with dishwasher; as well as all three bedrooms and the living room located at the front of the home.
- The spacious living room looks out to the lovely front gardens while complete with a split system air conditioner and wall mounted heating and cooling system.
- Bedroom 1 comprises built in robes, split system air conditioner and ceiling fan.
- Bedroom 2 comprises built in robes, split system air conditioner and ceiling fan.
- Bedroom 3 comprised split system air conditioner and ceiling fan looking out to the large backyard.
- A spacious bathroom with separate toilet.
- Laundry with ample storage space and external access to the outdoor undercover area.
- The outdoor undercover area is an ideal spot for year round entertaining of family and friends while looking out to the backyard which is the perfect size for children and pets to run around and enjoy.
- A sizeable tool shed is located to the side of the backyard perfect for all of the family projects.
- Rain water tank is included.
- 6KW Solar System.
- Parking in all weather is a breeze thanks to the single carport with automated roller door. Rear access is also provided through the gate that connects the carport and backyard.
- Secure side access down both sides of the property.
- NBN fibre to the premises connection availability.
- Built in 1966.
- No easements, encumbrances or significant trees.
- Locally zoned schooling options include Para Vista Primary School and Valley View Secondary School (8-12) while nearby unzoned schooling options include East Para Primary School (R-6), Modbury West School (R-6) and The Heights School (P-12).
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent.
- Within close proximity to Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, The Clovercrest Village as well as ample parks and walking trails.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that 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