

**18 Vinall Road, Modbury, SA 5092**



**Sold House**

Saturday, 16 September 2023

18 Vinall Road, Modbury, SA 5092

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



AnnaMaria Varelias  
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**\$635,000**

Completely captivating, this charming, double brick home built in 1965 which has been painted throughout and is superbly situated on a block size of 567sqm (approx.) offers abundant windows which fill the home with natural light and sunshine and provides private undercover entertaining to both front and rear yards which are of generous proportions. An original 1.5-meter-high fence providing additional security and privacy, a Sweeping Verandah to the front of the home beautifully surrounded by lush lawns and established gardens, spotlight its warmth. 18 Vinall Road, Modbury exhibits lovely curb appeal, with views and presents as fantastic value and an excellent opportunity to the meticulous buyer or savvy investor. Features that make this home special: • 3 Large Bedrooms / 2 with Built Ins • 4th Bedroom or Study • A lovely white modern kitchen large 5 burner Cooktop, dishwasher, pantry and plenty of cupboard space • Light Filled Dining Area • A spacious Formal Lounge with ample large windows • Floating Floor Boards • Carpets to bedrooms • Main Bathroom with Bathtub • A separate Laundry with plenty of cupboards • Separate Toilet with a Storage Cupboard • 3 Split Systems (Dining, Master Bedroom and Bedroom 3/Rumpus Room • Blinds to Bedrooms / Lounge / Kitchen / Dining • NBN connected • Freshly Painted Throughout • 1.5kW Solar System • Rear Undercover Entertainment area which overlooks the garden • Secure Fencing • Rainwater Tank • An Oversized Tool / Garden Shed • Undercover parking for 2 cars with extra accommodation for another 3 cars off road • Roof sealing and restoration completed in 2022 Within walking distance to Modbury West School and Clovercrest Village and only a short distance to all the shopping and entertainment that Tea Tree Plaza has to offer. Public transport including the city via the O-Bahn Interchange, sporting clubs, Modbury Hospital and a variety of both public and private schools are all only a short distance away. All this and just 13km (approximately) to the Adelaide CBD. Please note: The Ducted Reverse Cycle is not in working order hence the 3 split systems / The security system has never been used by the owners and may need to be serviced. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions