

**2/1 Faehse Street, Modbury, SA 5092**

**Boffo**

**Townhouse For Sale**

Wednesday, 7 February 2024

2/1 Faehse Street, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



James Rawkins  
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## **Auction \$569,000**

Auction Location: On Site Discover your ideal home with this impeccable property! Whether you're a savvy investor, a first-time homebuyer, or someone looking to downsize, your search ends here. This stylish two-story residence boasts three bedrooms, two bathrooms with a valuable third toilet downstairs and is conveniently located just moments away from parks, playgrounds, schools, and the popular Westfield Tea Tree Plaza. Step inside to discover fresh carpets and trendy flooring that set the tone for a welcoming atmosphere. The living space spans two levels, showcasing neutral colour palettes and contemporary finishes. Upstairs, three spacious bedrooms, two bathrooms, and a study nook provide ample space for your comfort. On the lower level, the living and dining area seamlessly extends to a sunny courtyard with rear verandah. The stunning, modern kitchen, equipped with a dishwasher, pantry, and gas cooktop, is conveniently nestled within. Convenience is key, with a secure garage featuring laundry facilities on the lower level. This low-maintenance gem is nestled in a small and tranquil complex, ensuring peace and privacy. Don't let this opportunity slip away – seize the chance to make this your home sweet home!

Upper level comprising:- Large master bedroom with ensuite and a built-in and walk-in robe- Generous sized bedrooms 2 and 3, both with built-in robes- Centrally located study nook- Immaculate main bathroom with floor-to-ceiling tiles- Ducted air-conditioning throughout

Lower level comprising:- Open plan kitchen, living and dining room- Modern, stylish kitchen with gas cooktop, dishwasher and breakfast bar - Powder room providing additional third toilet - Under stair storeroom- Single garage with roller door, direct internal entry and laundry facilities - Secure, low maintenance rear yard with verandah with direct access to the garage- Rainwater tank - Ducted air-conditioning throughout

Perfectly positioned within walking distance to Tea Tree Plaza, North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library and public transport options including the City via The O-Bahn Interchange. Excellent public and private schools are only a short distance away. All this and only 15.2km (approximately) from the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences RLA 313174