

2/14 Whittaker Drive, Modbury, SA 5092



Sold House

Wednesday, 13 September 2023

2/14 Whittaker Drive, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 221 m2

Type: House

\$630,000

Petra Mells of Ray White Grange is pleased to present to the market this eye-catching Torrens Titled home that offers an exceptional level of finishes and effortlessly meets the needs of today's modern buyer. This wonderful home is sure to impress a wide range of buyers from young families, first home buyers, retirees looking to downsize or investors looking to add to their current portfolio. With evident development on every street and throughout surrounding suburbs, Modbury has shown to be the perfect location for a peaceful and communal environment. Offering a manageable allotment of approx 221m2 with a timeless modern facade, the home consists of 2 living areas, 3 bedrooms, single garage, and nothing more to do other than move in and enjoy!

WHAT WE LOVE ABOUT 2/14 WHITTAKER DR

- 3 bedrooms
- Master with ensuite and walk in robe
- Built in robes to all bedrooms
- Separate living area to the front of the home with awning windows
- Stunning open plan kitchen/dining with quality appliances including dishwasher, stainless steel sink & chrome single lever mixer tap
- Sparkling family bathroom with separate vanity and toilet area
- Central courtyard
- Single garage with panel lift door and internal access
- Laundry neatly tucked away in the garage
- Laminate flooring with carpet to bedrooms
- Gas instantaneous hot water unit
- LED downlights throughout living areas
- Zoned ducted reverse cycle air-conditioning - perfect temperature control all year round
- Landscaping

Sleek timber plank floors, fresh neutral tones, LED downlights and 2.7m ceilings flow effortlessly throughout the living spaces, offering a bright modern ambience for your daily living. Wonderfully positioned in this thriving pocket of the north-east where a host of nearby parks and reserves invite plenty of outdoor adventure. Clovercrest Shopping Centre and Para Vista Primary are a short walk from your front door, and the bustling Tea Tree Plaza for all your café, shopping, amenity and entertaining needs is just a short drive away - this is a stylish, stress-free living at its best!

Other quality schools include Modbury West School, East Para Primary School and Ingle Farm East Primary are all nearby for the younger kids, while the teens will enjoy quality education at the zoned Valley View Secondary School. Public transport is readily available via the Tea Tree Plaza O'Bahn Interchange and will provide quick express transport to the city.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

SPECIFICATIONS

- Year built | 2023
- Council | City of Tea Tree Gully
- Zoning | General Neighbourhood
- Land Size | 221sqm approx
- Building size | 122sqm approx
- Council rates | \$TBA pa
- Water | \$TBA pq
- ESL | \$TBA pa
- Rental return | TBA