

# 2 Hovea Court, Modbury North, SA 5092



## House For Sale

Wednesday, 17 April 2024

2 Hovea Court, Modbury North, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 689 m2

Type: House



Andy White  
0870736888

## Contact Agent

Step into the perfect family oasis with this immaculate 4-bedroom, 1-bathroom residence nestled in the heart of Modbury Heights. Situated on a generous corner allotment spanning approximately 689m<sup>2</sup>, this home offers a harmonious blend of space, comfort, and convenience, making it an ideal haven for families seeking the ultimate lifestyle upgrade. Location is key, and this property doesn't disappoint. Zoned for the highly acclaimed Modbury Heights Primary & High School, and just a stone's throw away from the bustling Westfield Tea Tree Plaza, public transport options, expansive ovals, and scenic parks, residents here are treated to a lifestyle of unrivalled convenience and accessibility. Whether it's shopping, recreation, or education, everything you need is right at your doorstep. Tucked away in a serene cul de sac, this residence provides a safe and peaceful environment for families to thrive. Picture your children playing cricket in the safety of this quiet neighbourhood, while you relax knowing they're enjoying the best of suburban living. Plus, with NBN connectivity, security cameras, ducted evaporative air conditioning, and a gas wall heater, modern comforts are seamlessly integrated into everyday life, ensuring your family's needs are met all year round. Upon entering, you'll be greeted by a sense of warmth and elegance that permeates throughout the home. The interior boasts a thoughtful layout, featuring a separate slated entrance and hallway, exquisite solid timber doors, and plush carpeting in all bedrooms, creating a welcoming atmosphere that invites you to unwind and relax. The heart of the home lies in the spacious open-plan living area, where a tiled family room seamlessly flows into the updated kitchen, offering the perfect setting for family gatherings and entertaining. The kitchen is a chef's delight, boasting a stainless steel dishwasher, gas cooktops, and electric oven, along with ample bench and cupboard space, a breakfast bar, and a charming tiled splashback that adds a touch of sophistication to the space. Adjacent to the kitchen is a light-filled dining area with slate flooring, providing the perfect spot to enjoy casual meals with loved ones. Meanwhile, the generous lounge area offers a tranquil retreat, with sizeable windows allowing natural light to flood the space, creating an inviting ambiance that's perfect for unwinding after a long day. The sleeping quarters are equally impressive, with a large master bedroom featuring a walkthrough robe, while the bathroom doubles as an ensuite, complete with an extra deep bath, large vanity, shower, and separate toilet, offering a luxurious sanctuary for relaxation and rejuvenation. A second toilet resides next to the generous laundry. Outside, the property continues to impress, with an array of features designed to enhance your outdoor lifestyle. A striking decorative timber front fence adds curb appeal, while a fire pit and country-inspired shelter provide the perfect setting for alfresco dining and entertaining. Off-street parking is abundant, with space for up to 8 cars, along with a double garage featuring a cozy office or child's retreat, ensuring there's plenty of room for the whole family and more. Additional highlights include provision for caravan or boat storage behind secure gates, a rear verandah overlooking a lush grassed area, perfect for your pampered pooch to roam, a watering system for easy garden maintenance, a toolshed with a concrete floor for storage convenience, and a modular rainwater tank for sustainable living. An approx. 3kw solar system is a welcomed addition. Privacy is paramount, with high fences surrounding the property, creating a serene sanctuary where you can truly unwind and enjoy the peace and tranquillity of your surroundings. In summary, this property offers the perfect blend of lifestyle, low maintenance, luxury, and location, making it the ideal family home for those seeking a slice of suburban paradise. Don't miss your chance to make this dream home yours - enquire now to arrange your inspection and secure your future in this sought-after neighbourhood. RLA 232366