

2 Kiwanis Court, Modbury North, SA 5092



House For Sale

Monday, 8 January 2024

2 Kiwanis Court, Modbury North, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 810 m2

Type: House



Brad Stevens
0883423399

\$950,000 - \$995,000

This one-of-a-kind, spacious family home consists of four double bedrooms, formal lounge, separate formal dining/playroom, study and extra large open-plan kitchen/dining/family room with sliding doors to the outside. You will be amazed by the spaciousness of the home with the multiple living and entertaining areas inside. It doesn't end there! The outside boasts an extra large undercover entertaining area that overlooks the impressive in-ground pool and manicured gardens on an impressive 810m² (approx.) allotment. Features include:

- Welcoming large entrance hall
- Master bedroom with walk-in robe and ensuite
- Bedroom 2 and 3 with built-in robes
- Bedroom 4 is generous in size
- Purpose built study/home office
- Spacious formal lounge
- Open plan family/dining/kitchen
- Gas kitchen with walk-in pantry
- Dining area has sliding doors to private undercover courtyard
- Formal dining room or playroom directly adjacent the kitchen
- Family bathroom with separate vanity and separate toilet
- Extra large laundry with a multitude of cupboards and storage
- Oversized double garage with built-in cupboards, remote roller doors and rear manual roller door access providing access to patio area
- Ducted reverse cycle air-conditioning
- Outdoor undercover entertaining area with blinds
- Inground pool (9m x 4m) with solar heating built in 2009
- Well-maintained and manicured gardens
- Two tool sheds
- Two separate NBN connections
- Built in 1993 on 810m² approx. allotment

Don't miss the opportunity to secure this unique family home that has been architecturally designed in the federation style with Kanmantoo slate frontage and parquet flooring. This one owner home is on the market for the first time and is ready and waiting for its next family to live in and enjoy. Perfectly located only 100 metres from Legacy Crescent Reserve and plenty of transport options nearby on Ladywood Road. Enjoy the close proximity to The Heights School and other primary and secondary schools, as well as easy access to Tea Tree Plaza, Modbury Triangle Shopping and the Clovercrest Shopping Complex. It is a pleasure to promote and offer this exclusive family home to the public for the first time. (You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.)