

2 Yeates Court, Modbury Heights, SA 5092



House For Sale

Thursday, 15 February 2024

2 Yeates Court, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 770 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction (USP) 02/03@2.45pm

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely 1974 built, family home located in the heart of arguably one of Adelaide's most sought after communities being Modbury Heights. Welcome to 2 Yeates Court, Modbury Heights! Situated on a generously sized southern facing allotment of approximately 770sqm prospective purchasers will note the internal and external possibilities moving forward subject to the necessary planning consent. Only a short walk away from the much sought after Heights School, the Heights Shopping Centre, Hargrave Reserve and minutes away from Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Modbury Jets Amateur Football Club and public transportation options along Ladywood Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this amazing home include the following:

- Manicured front garden in keeping with the local flora and immaculate street presence.
- Immediate livability upon entry thanks to the warm and welcoming entrance way, downlights, floating timber floors, electric heater to the living room and ducted evaporative air conditioning throughout.
- Large open plan living bathed in natural light and with views out to the manicured front gardens this makes for a fantastic space to rest and enjoy quality time with loved ones. This space flows seamlessly into an equally inviting meals area for daily family debriefs around the dinner table.
- An expansive kitchen with gas stovetop, wall oven, dishwasher, dual basins with filter tap, tiled splashback, block out blinds and ample pantry and cupboard space are a modern day must haves while the built in wine rack housing a collection of your favourite 12 bottles is a luxurious touch for many occasions.
- A spacious master bedroom suite is located down the hallway of the home. Generous in size and including ceiling fan, floor to ceiling built in robes, views to the front gardens and an added space that could be the 4th bedroom/ home office or an extension for parents to incorporate into their own dressing room or space to relax and unwind.
- Multiple linen cupboards located in the main hallway.
- Bedrooms 2 & 3 complete with floor to ceiling built in robes and plush carpet flooring.
- Contemporary bathroom with stone benchtop and vanity; floor-to-ceiling tiles, bath, shower and built in toilet.
- A separate second toilet is located at the end of the hallway for added convenience.
- Large laundry room with ample cabinetry and storage.
- Undercover outdoor entertaining area perfect for year round entertaining. Enjoy an afternoon barbecue while looking out to the spacious backyard perfect for children and pets to play. Paved seating area located at the rear of the yard perfect for a bonfire or quiet space to relax in the morning for a moment of mindfulness.
- Secure gated access down both sides of the property, rainwater tank and three good size tool sheds for all your families projects.
- Double length carport with automated roller door.
- Gas hot water system.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- No easements or encumbrances.
- Local schooling options include The Heights School, Redwood Park Primary School, East Para Primary School and Golden Grove High School.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 02/03/2024 @ 2:45PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341