

20 Atlas Court, Modbury North, SA 5092



House For Sale

Friday, 10 May 2024

20 Atlas Court, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 792 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic family entertainer just waiting for you to make you own and create a lifetime of memories with family and friends. Welcome to 20 Atlas Court, Modbury North! Conveniently nestled in the beating heart of Modbury North the lucky purchaser will have a whole suite of local amenities at their fingertips while feeling a mile away from the hustle and bustle thanks to the natural buffer of Fairleigh Reserve located directly behind the property. Accessibility to Fairleigh Reserve is simply a walk down the back steps and therefore creates the ultimate backyard for games of footy, cricket and space for the pets to run around; in summary enjoy a fantastic backyard with the native flora and fauna while skipping the mundane maintenance that would normally be required. Only minutes from many local amenities such as The Heights School, Modbury Heights Shopping Centre, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Waterworld and Pelican Plaza at Ridgehaven to name a few. This is a chance to purchase in a highly sought after pocket within an amazing local community. Features of this fantastic home include:

- Manicured facade that gives a sense of peace and tranquillity walking down the front steps to the home itself.
- Excellent street presence and privacy provided.
- Warm and welcoming entrance way that opens into the the spacious lounge room with block out blinds on both sets of windows, floating timber floors bathed in natural light complete with views out to the undercover entertaining area.
- Ducted evaporative air-conditioning and downlights throughout.
- Contemporary kitchen with ample storage space and gas cooktop is the heart of the home thanks to being situated between the lounge and living areas.
- The living and meals area is open plan in design and features tiled flooring, wall mounted gas heater and sky light. Open the sliding door to the undercover entertaining area and a true sense of indoor/outdoor living is created.
- Master bedroom is tucked away at the front of the home and comprises ceiling fan, built in robes, block out blinds, plush carpeted flooring and access to the two-way bathroom acting as its own ensuite.
- The two-way bathroom comprises of powder room, shower with floor to ceiling tiles, bathtub, separate toilet and linen cupboard.
- Bedrooms 2 and 3 are complete with plush carpeted flooring and block out blinds.
- Sizeable laundry room with external access.
- Step outside and an undercover entertaining area that wraps around the home awaits and is perfect for entertaining of family and friends regardless of the weather. Complete with a barbecue area and added paved courtyard for a peaceful moment of mindfulness in the mornings this whole outdoor space will see use all year round.
- Small low maintenance patch of yard and ample greenery and shrubbery bordering the property.
- Dual tool sheds.
- Build year 1990.
- Northern orientation.
- Allotment size of approximately 792sqm with an approximate frontage of 33.70 metres.
- Short step down to Fairleigh Reserve directly behind the property and experience an expansive backyard the kids big and small will enjoy.
- Open parking spaces for two vehicles is located at the top of the driveway at the front of the property.
- Fibre To The Premises internet connection is available.
- Nearby schooling options include The Heights School, Redwood Park Primary School, Modbury School P-6, Modbury High School and Banksia Park International High School.
- Local places of worship include Revival City Church on Milne Road, Modbury North 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 26/05/2024 @ 12:00PM 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