

20 Hargrave Street, Modbury Heights, SA 5092

CENTURY 21

House For Sale

Tuesday, 28 May 2024

20 Hargrave Street, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 620 m2

Type: House



John Leske

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AUCTION

No Price guide .Located in a superb quiet street within walking of all amenities, this three bedroom home is situated on a large 620m² (approximately) block and is perfect for a first home buyer or investor looking to add to his portfolio. The home is directly opposite the superb council reserve and oval with its superb facilities and an easy 2 minute walk to The Heights R-12 School.The home was built in the 70's and is in generally in original condition. The entry hall leads into a large separate lounge -dining room with gas heating.All three bedrooms are of generous proportions with the master having a ceiling fan. The spacious kitchen has gas hot plates and ample cupboard and bench space plus a small adjoining casual meals area.The bathroom is functional and there is a separate laundry and w.c.The home is very secure with security windows plus security roller shutters. The home also has ducted evaporative air conditioning throughout .A special feature of the home is the excellent parking and garaging. At the front is a carport plus a driveway with room for many vehicles. At the rear is a huge double width garage which could easily be converted to a rumpus room if required.The land is perfectly rectangular in shape and measures 18.29m x 33.53m approximately and there are no easements on the title which is ideal for redevelopment in future years (subject to council consent). Perfectly located in a quiet "low transit" street amongst other similar homes and within easy reach of desirable amenities. Local schools available include The Heights School, just around the corner (zoned for primary & secondary), Para Vista and Ingle Farm Primary Schools, along with East Para Primary, Valley View Secondary and Modbury West School.Modbury Heights Shopping Centre is only a few hundred metres away and quality specialty shopping facilities can be found at Westfield Tea Tree Plaza.Public transport is only a short walk to Ladywood Road or The Golden Way. There are many parks and reserves in the local area idea for your sport and recreation, including the Modbury Soccer, Tennis and Bowling Clubs, The Modbury Sports and Community Club and the well-known Waterworld Aquatic Centre. Opposite superb Hargrave Reserve with its BIG oval with cricket pitch which is great for a run around, kick of the ball or a full size game of cricket or footy.If you like your parks with wide open spaces, shady trees and a shaded playground this is a great option in the Northern suburbs.The shaded playground is great for little ones with a nice little selection of equipment including climbing frame, walls and nets, monkey bars, slides, rockers and a nest swing.There are toilets on site, BBQ and a picnic bench so you can plan to spend a few hours here. Plenty of parking too . Auction on site - Saturday 15th June 2024 at 1.30pm.(USP)