

20a Roger Pitt Street, Modbury Heights, SA 5092



House For Sale

Monday, 18 March 2024

20a Roger Pitt Street, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 7

Area: 82 m2

Type: House



Nicolle Davis
0417890635

\$479,000 - \$499,000

****Please note: At vendors request we will not be holding any private viewings prior to the first open inspection on the 21st of March at 5:15pm. Thank you for your understanding.**** Located on a quiet street and zoned to The Heights and Modbury High Schools, just minutes from Westfield Tea Tree Plaza and Clovercrest Shopping Precincts, this tidy home is perfectly positioned to all modern conveniences. A short stroll to multiple public transport routes, including services to the O-Bahn Interchange, getting around a breeze. Private, secure, and freshly painted, this lovely home is ready for you to simply move in and enjoy! Ample secure parking, plus a large fourth bedroom / rumpus / teenagers' retreat add to the list of benefits on offer. Fantastic location and priced to sell, this property won't last long, so make your best offer TODAY!

PROPERTY HIGHLIGHTS:

- Popular schools, great shopping facilities, and public transport nearby
- Four bedrooms, master, second and third with built in wardrobes
- Economical ducted evaporative cooling, split system heating / cooling in living area, plus air conditioning to external fourth bedroom / rumpus
- Ceiling fans to all bedrooms, including fourth / rumpus room
- Cosy slow combustion wood heater, great for cold winter nights
- Modern kitchen with 5 burner 900mm Westinghouse upright gas oven, pantry, and double basin sink with Puratap
- Allergen friendly, easy-care floorboards throughout the home, plus carpet to bedrooms
- Fourth bedroom / rumpus insulated with Sound screen insulation, great for musicians!
- Bathroom with spacious shower, double basin vanity, separate toilet, and laundry
- Roller shutters to lounge and master bedroom windows for added privacy
- Lovely paved alfresco entertaining area under large gabled verandah
- Two carports, plus ample parking for a further five vehicles, all behind secure gates
- NBN connected
- Rental estimate \$550-\$575 per week
- Brick construction built in 1977 on 350sqm (approximately) allotment

With such a fabulous features great location, this property will sell QUICKLY!

SPECIFICATIONS: CT - 5029/91 Council - Tea Tree Gully Zoning - GN - General Neighbourhood Built - 1977 Council Rates - \$1,395.24/annum SA Water - \$153.70/quarter ESL - \$98.35/annum Strata Insurance - \$523/annum