

21 Coalport Terrace, Modbury Heights, SA 5092



Sold House

Friday, 3 November 2023

21 Coalport Terrace, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 629 m2

Type: House



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\$757,500

Nestled in the heart of a serene neighbourhood, this charming home welcomes you with its warm, inviting ambiance. This home, perfect for large families or first home owners boasts a thoughtful and generously sized layout with spacious communal areas, brick Veneer construction and a beautifully landscaped backyard makes this an ideal haven for both relaxation and lively gatherings. Recently fully renovated bathroom. Newly Installed Solar system with 2 new Delta Inverters (9.1kw) on top of a fully restored Roof. Gardens with Auto irrigation System & security shutters upgraded to Electric to electric control have been added for total security. KEY FEATURES:- Large allotment of 630m2 approx- Manicured front and back gardens- Floating flooring throughout- Security shutters throughout- Open plan living/dining- Abundance of natural light throughout- Kitchen with ample cupboard space- Kitchen features modern appliances & gas cook top- Combustion heater in the 2nd living space- All bedroom with built-in robes & ceiling fans- Bathroom with floor to ceiling tiles and a second, separate toilet- Separate laundry- Expansive backyard and outdoor entertainment area- Large pitched pergola with two ceiling fans- Garage with power- Garden shed- Evaporative ducted cooling- Reversed cycle split system in living area- Rainwater tank- Auto irrigation system for lawns and garden- 9.1KW Solar panels Contact Rocco Monteleone on 0433 677 600 for more information. Modbury Heights, just a short 5-minute drive away from prominent shopping destinations including Tea Tree Plaza, Golden Grove, and Ingle Farm shopping centres, and conveniently accessible by public transportation, while only 30 minutes from the heart of the city. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."