

22A Deborah Grove, Modbury North, SA 5092



Sold House

Thursday, 18 January 2024

22A Deborah Grove, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 290 m2

Type: House



Chris Browne

\$690,000

Why wait to build when you can purchase this near new one owner, 5 year old Circa Built 2018 home on a 290 sqm allotment. A brilliant opportunity to secure a modern, fresh, easy care property that is layered with extras in the ever popular area of Modbury North with modern builds, revitalising this more popular than ever Suburb, so convenient to everything that counts for daily living. Located on a corner block complimented by surrounding near new properties, this property is in stunning condition throughout with 3 generous Bedrooms, built-ins to Bedrooms 1 + 2 with Ensuite & Walk-in Robe to the Master Bedroom. Superior window furnishings & floorcoverings feature throughout with plenty of natural light. This stylish property is enhanced with a brilliant open plan living area comprising of a deluxe gas kitchen, with dishwasher, double sink, puratap & island work bench adjacent to a spacious dining area & large living area. Sliding doors lead out to a gable roofed outdoor entertaining area with all weather blinds, for year round entertaining with family & friends. With internal access from the single Garage UMR with roller door. So close to Transport, Clovercrest and Westfield Tea Tree Plaza shopping centres, nearby Restaurants, the newly refurbished Clovey Hotel (Clovercrest) Cafes, Medical, sports facilities, Schools and Parks & only 14 kms to the CBD approx. Other Exciting Features of this brilliant property include:- Master Bedroom with large walk-in robe & ensuite- Built-ins to Bedrooms 2 + 3- Selected Ceiling Fans- Generous light filled open plan living including a stunning gas kitchen with dishwasher, double sink, puratap and generous island workbench- Spacious dining area plus generous living area- Brilliant full length gable roofed outdoor entertaining area with all weather privacy blinds & ceiling fan.- Reverse Cycle ducted heating & cooling- Rainwater Tank- Toolshed- Internal door to the single garage UMR with auto roller door- Brilliant 7.9 KW 24 panel Solar Electricity System- Alarm System- Grey water utilised for toilets- Gas hotwater system- Insulation to ceiling exterior walls This property is situated in an enviable lifestyle location as much as it is a place to call home. This surprisingly spacious home represents brilliant value for money is sure to please the most discerning of buyers, & accordingly we encourage your prompt inquiry to avoid disappointment. *Approximately***Property Outgoings & Particulars***Council: City of Tea Tree Gully Title: Torrens Titled Zoned: GN General Neighbourhood Allotment size: 290sqm*Improved area: 131 sqm*Year Built: 2018 Council Rates: \$474.00 P.Q. *ESL: \$140.00 P.A.*Water & Sewer: \$250.00 P.Q.*Wondering what your property is worth? Call Chris Browne on 0401 488 991 for a FREE confidential no obligation market appraisal. With 30 years of Industry Experience, a 98% success rate and 100's of delighted clients across Adelaide, we would love to help you achieve your property's full potential & save you thousands in the process. Call us today! Lic. Agent 289652