

23 Altola Road, Modbury, SA 5092

Boffo

House For Sale

Wednesday, 10 January 2024

23 Altola Road, Modbury, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



James Rawkins
0408081826

Auction \$690,000

Auction Location: On Site Discover a truly enchanting residence nestled in the sought-after neighbourhood of Modbury. This delightful home seamlessly combines modern and original features all of which are lovingly preserved. The living and dining room take centre stage, creating a captivating focal point that effortlessly transitions into the charming, centrally located kitchen. These authentic elements infuse the kitchen space with nostalgia and a comforting ambience. The layout features three well-proportioned bedrooms with an additional room that can be utilised as a fourth bedroom or home office with dual access. A centrally located main bathroom caters to the needs of the household, while a separate toilet adds a touch of practicality. Step outside to discover two generously sized pergolas, perfect for entertaining loved ones or enjoying your morning coffee. The extensive carport provides ample space for multiple vehicles, ensuring secure parking for the entire household. The immaculate rear garden is a true oasis, boasting manicured plants that add beauty and tranquility to the outdoor space. Positioned right in the heart of Modbury, on a large allotment, this home enjoys close proximity to a range of amenities. Embrace the vibrant community and convenience this location offers, all while enjoying the comfort and charm of this beautiful family home. Features that make this home special:- Large master bedroom with built-in robe- Well-sized bedrooms two and three- Versatile additional room fit for a fourth bedroom, nursery or home office - Open-plan kitchen, meals and living room- Main bathroom with bath and shower- Separate toilet - Two large pergolas, ideal for outdoor entertaining or enjoying your morning coffee - Gazebo - Double carport providing space to store multiple cars- Immaculate gardens - Ducted air-conditioning Perfectly positioned within walking distance of the Clovercrest Shopping Center, adjacent to Tea Tree Plaza, North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library and public transport options including the City via the O-Bahn Interchange. Excellent public and private schools are only a short distance away. All this and only 14km (approximately) from the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174