

**23 Shortridge Street, Modbury Heights, SA 5092**

**HARRIS**

**Sold House**

Friday, 11 August 2023

23 Shortridge Street, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 698 m2**

**Type: House**



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**\$712,000**

Conveniently located arm's reach to all the north-east has to offer including a short walk to local schools and a stone's throw to the bustling TTP, this neat and tidy 3-bedroom family home will pique the interest of a range of would-be buyers, and for good reason. With three good-sized bedrooms and a free-flowing footprint that sees an open-plan living and dining carry through to the practical kitchen and casual sitting area – there's family-friendly charm here that'll let you enjoy whipping-up delicious nightly meals for the kids as well as host friends for weekend get-togethers. A sunbathed backyard with huge lawn space tee's up easy outdoor fun too whether it's letting the kids play, family dog roam or firing up the barbeque for picture-perfect afternoons. But the real drawcard here is the short and long-term potential. Set on a spacious 698m<sup>2</sup> corner block, the opportunity to secure such excellent size to one day renovate, rebuild or subdivide in a pocket of the north-east that continues to thrive deserves every thought, wish and consideration (STCC). Whether you continue to see out the current lease and even extend it, are a first-time buyer and move straight in, or a developer eager to start fresh and open the door to a new generation – options are plenty and so too is the exciting scope! Features you'll love:- Light-filled and generous lounge and dining area with durable floating floors and wide windows with front garden views- Functional kitchen with good bench top space, stainless appliances and just a comfortable conversation away from the casual sitting area, friends dining or kids relaxing in the lounge- 3 good-sized bedrooms, two with ceiling fans and BIRs- Light and bright bathroom, functional laundry, split-system AC in dining and electric wall heater in casual sitting- Huge sunny backyard with great lawn space for plenty of outdoor play- Large front yard, secure carport and generous garage/shed- Wonderfully versatile 698m<sup>2</sup> (approx.) corner block inviting a range of rebuild, redesign or subdevelopment potential (subject to council conditions)- Excellent rental investment and currently tenanted until (January 2024)- A short stroll to the Heights Primary and High School for easy morning commutes- Close to leafy parks and reserves for plenty of outdoor adventure- A quick 8-minutes to Tea Tree Plaza for unrivalled café, shopping and entertaining options

Specifications: CT / 5287/884 Council / Tea Tree Gully Zoning / GN Built / 1979 Land / 698m<sup>2</sup> Lease Agreement / Fixed lease of \$440pw until 19/01/2024 Council Rates / \$1,644.70pa (approx) Emergency Services Levy / \$128.60pa (approx) SA Water / \$154.02pq (approx) Estimated rental assessment: \$540 - \$560 p/w (Written rental assessment can be provided upon request) Nearby Schools / The Heights School, East Para P.S, Modbury West School

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