

23A Roger Pitt Street, Modbury Heights, SA 5092



House For Sale

Tuesday, 6 February 2024

23A Roger Pitt Street, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 313 m2

Type: House



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Auction On-Site Saturday 24th February 9:30AM

Nestled in this family-friendly pocket of the north-east a short stroll from popular parks, playgrounds and reserves, 23A Roger Pitt captures beautifully updated contemporary living picture-perfect for young couples and growing broods eager to plant their feet for the long-term. Enjoy effortless entertaining and airy open-plan living spilling with natural light as this lofty hub blends original solid brick feature walls with sparkling modern kitchen, letting you discover culinary triumphs, while cooking with company and socialising as you serve. Refreshingly low maintenance yet still packing all the necessary creature comforts, the 3-bedroom footprint sees handy built-in robes and plush carpets, while a charming brick-paved courtyard offers easy alfresco flow for tranquil morning coffee routines right through to sunny weekend barbeques and balmy twilight evenings with friends. With more than enough leafy front and rear yard space to keep the family pet happy, along with gated entry, generous shed for tools or hobbies, and bill-busting solar system - the ease of upkeep, while delivering stylish modern living can't be overstated. Looking forward, you'll find The Heights a short walk for all your schooling needs over the ensuing years, along with great public transport options, not to mention the bustling Tea Tree Plaza teeming with all your café and weekend entertainment needs, brand name and shopping essentials. Bright, airy and brimming with lifestyle ease... blink and you'll miss it!

FEATURES WE LOVE

- Beautifully light-filled open-plan living, dining and gleaming modern kitchen offering fantastic entertaining potential with friends and family always a comfortable conversation away
- Sparkling foodie's zone featuring elegant pendant lighting, stainless appliances including dishwasher, and crisp white cabinetry and cupboards
- Generous master bedroom with ceiling fan, BIRs and plush carpets
- 2 additional sizeable bedrooms, both also featuring soft carpets and handy BIRs
- Natural light bathroom featuring separate shower and bath, as well as separate WC
- Practical laundry, split-system AC and wall heater in main living, along with energy-saving solar system
- Charming brick-paved alfresco courtyard, private backyard with lush lawn and feature gumtree, as well as grassed front yard and gated entry to the carport and shed

LOCATION

- A short walk to popular parks and reserves for plenty of weekend fun
- Strolling distance to The Heights School for stress-free starts to your day
- Only 5-minutes to the vibrant Tea Tree Plaza providing all your social, café, entertaining and shopping needs in the one location

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 313sqm (Approx.) Built | 1976 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa