

**24 Kingsford Smith Street, Modbury Heights, SA
5092**

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 22 November 2023

24 Kingsford Smith Street, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 323 m2

Type: House



Matthew Anand
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Lachlan Edwards
0468618952

Best Offers by 11/12 (USP)

Best Offers By Monday 11th December at 1pm (Unless Sold Prior). Boasting three bedrooms and 171m² of living over its 323m² allotment, this 2023 Torrens titled home is brand new and waiting for you on picturesque Kingsford Smith Street. Set just three houses down from Hargrave Reserve, enjoy an extended backyard where kids and pets can play - without the maintenance. Entering the central hall onto stylish timber look laminate flooring and find three double bedrooms flanking the hall. All enjoying generous windows and plenty of natural light, two are fitted with built-in robes, while the main includes a walk-in robe and a private ensuite, fully-tiled in a dramatic grey feature tile and including a large shower with rain showerhead. The large main bathroom keeps in the same elegant style but adds on a chic freestanding bath, keeping the kids happy and getting you through the chill of winter. Down the hall, emerge in the open plan living and take in a glorious northwest-facing living space that's as practical as it is chic, and ensures entertaining goes off without a hitch. Sleek yet welcoming, a contemporary kitchen takes shape between stone benchtops and pendant lighting, with an inspired herringbone tiled splashback, contrast cabinetry, a breakfast bar, and stainless steel appliances encouraging home cooking any night of the week. Outdoors, good neighbour fencing ensures a private sanctuary. Embrace summer entertaining under the shade on the Alfresco, while there's enough lawn to satisfy the little ones, with the neighbouring reserve on hand for ball games. Wonderfully designed and executed using high quality fixtures and fittings throughout, this stylish home is ready for the summer to come in Modbury Heights. Surrounded by ovals and greens as well as Waterworld Aquatic Centre, this polished new home is also located a short drive to shopping convenience at Woolworths Modbury Heights and Westfield Tea Tree Plaza. Close to quality local schools in the pretty gently curved streets of Modbury Heights, you can look forward to a satisfying lifestyle on Kingsford Smith Street. More features to love:- Reverse cycle ducted A/C throughout- Secure double garage with panel lift door and off-street parking for two more cars- Study nook- Instant gas hot water system- 1000L rainwater tank and landscaped front garden- Large modern laundry with external access- Zoned to The Heights School, easy access to Valley View Secondary and within the catchment area for The Heights Preschool- Easy access to public transport along Milne and McIntyre roads- Under 2km to Westfield Tea Tree Plaza and 13.3km to the Adelaide CBD Land Size: 323sqm Frontage: Year Built: 2023 Title: Torrens Council: City of Tea Tree Gully Council Rates: \$1540 PASA Water: \$146.65 PQES Levy: \$120.70 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.