

**25 Neville Avenue, Modbury North, SA 5092**



**Sold House**

Tuesday, 15 August 2023

25 Neville Avenue, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 633 m2**

**Type: House**



Sam Doman



Guru Singh

0460006622

**\$590,000**

SAM DOMAN and GURU SINGH presents this Family home in Modbury North ready to host another beautiful family . With 3 bedrooms and 1 bath, this home offers ample space for comfortable living. The bathroom, toilet and laundry (wet area) is solid brick. Although the house requires some work to make it truly lovable, the potential for transformation is evident, allowing you to create a home that reflects your personal style and preferences. From the moment you step inside, you'll see the possibilities and envision the beautiful spaces you can create. With a little effort and creativity, you can turn this house into a warm and inviting sanctuary, tailored to your family's needs and desires. Whether it's updating the kitchen, refreshing the bathrooms, or adding your own unique touches throughout, each improvement will contribute to making this house a place you'll be proud to call home. Embrace the opportunity to unleash your creativity and turn this house into a haven that you and your family will cherish for years to come. Situated on an 633 square meter (approx.) lot with a 18.2-meter frontage, this property holds immense potential. If desired, there is subdivision potential in the future, allowing for further development opportunities, subject to planning consent. Located opposite the huge Neville Reserve, this property enjoys a tranquil setting on a quiet street. The peaceful surroundings create a serene atmosphere, perfect for unwinding after a long day. For families with children, convenience is key. East Para Primary School is just a short 2-minute drive away, ensuring easy access to quality education. This property also offers excellent proximity to shopping amenities. Clovercrest Shopping is nearby, making everyday shopping a breeze. Additionally, within a 10-minute drive, you'll find Ingle Farm Shopping Center and Tea Tree Plaza, both renowned retail hubs offering a wide range of shopping, dining, and entertainment options. Commute is made easy with this location. Less than a 30-minute drive will take you to the heart of Adelaide CBD, allowing you to enjoy the vibrant city lifestyle while residing in a peaceful suburban setting. This property presents an exceptional opportunity to own a spacious home with subdivision potential, convenient access to schools and shopping, and a quick commute to the city. Don't miss out on this fantastic chance to make this property your dream home. Lot Size: 633 square meters Frontage: 18.2 meters Link to Offer Form: <https://forms.monday.com/forms/692e8ef2ba9e225c5026eb0e151b17e5?r=use1> DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129