

25 Pardoo Drive, Modbury, SA 5092

Boffo

House For Sale

Wednesday, 17 April 2024

25 Pardoo Drive, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



James Rawkins
0408081826

Auction \$750,000

Auction Location: On Site Welcome to this expansive residence, set on an impressive 823sqm block (approx), where comfort, convenience, and space converge seamlessly. Positioned in a prime location, this property embodies the essence of the perfect family home, investment opportunity, or an enticing renovation project. Set on a generous allotment, the expansive backyard beckons with endless possibilities for outdoor activities and gardening enthusiasts alike. With ample space, this property offers a blank canvas for creative ventures, appealing to those who crave both room to roam and potential to flourish. Step inside to discover three meticulously appointed bedrooms, including a master suite complete with an ensuite and walk-in robe. The house features a generously sized lounge room and formal dining area, complemented by a separate dining space, all surrounding a spacious and neutral kitchen, providing versatile living zones tailored to meet your family's every need. Parking is effortless with a triple carport, ensuring ample storage space for all your requirements. Bursting with promise, this property eagerly awaits your personal touch to transform it into the home of your dreams. Features that make this home special: - Spacious master bedroom with walk-in robe, and ensuite- Bedrooms 2 and 3 with built-in robes for storage convenience- Bright lounge room and formal dining area- Neutral kitchen with gas cooktop, dishwasher and plenty of cupboard and bench space- Separate dining area with access to the backyard- Classic main bathroom with bath and shower, plus a separate toilet for convenience- Separate laundry with built-in cupboard and external access- Ducted air-conditioning - Large undercover outdoor entertaining area- Two garden sheds for extra storage- Triple carport with roller doors, plus a driveway for additional off-street parking Perfectly positioned 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