

# 26 Golden Grove Road, Modbury North, SA 5092



## House For Sale

Thursday, 22 February 2024

26 Golden Grove Road, Modbury North, SA 5092

**Bedrooms: 5**

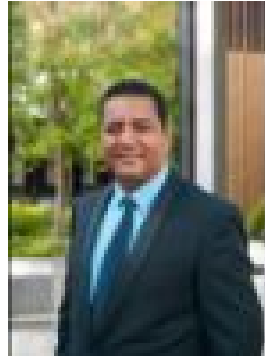
**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Len Allington  
0882513249



Dinesh Sharma  
0412308649

**\$749,000 - \$823,000**

Conveniently located within walking distance to Westfield Tea Tree Plaza and Obahn bus link, this family size home is set on a large triangular allotment with an enormously wide street frontage of approximately 79 metres. This provides ample off street parking with wide driveway, double garage under main roof and separate garage and workshop, ideal for those mechanically inclined. Tucked away is the vegetable and herb garden, an assortment of fruit trees and lawn area. The home is up to 5 bedrooms and 2 generous living rooms. 3 way bathroom provides functional, independent use of facilities. The cooks kitchen is the hub of the home with ample bench space and view from the kitchen window into the rear garden. Featuring breakfast bar, gas stainless steel upright oven and alcove large enough for fridge and freezer side by side. Some of the many features include Wide front verandah, premium brick and colonial bay windows combine to create an attractive street appeal. New Hybrid laminate flooring and Victorian cove cornice to the lounge room. Fitted built in wardrobes to master bedroom Temperature control gas hot water service Remote roller door to garage Orbit 6 station electronic irrigation system Split system reverse cycle air conditioning Security system LED lighting New light and power point switches Cork floors to family room Tiled floors to entry and kitchen Ceiling fans throughout Established gardens include raised vegetable patch with hoops in place for shade cloth or protective netting. Mature Ponytail is valuable feature of the garden. Fruit trees include Granny Smith, Jonathon and Golden Delicious apples. Imperial Mandarin, Peach, apricot, Nectarine, mulberry, figs, orange and Chinese gooseberry. This convenient location has Modbury Primary School at the bottom of the street and is within the Popular Heights School zone, with gifted child program. Easy walking distance to Westfield Tea Tree Plaza, Modbury Triangle, Pelican Plaza, Modbury Heights and Clovercrest Shopping Centre's. Easy access to cafes and restaurants including Square 44, The Pickled Duck and Cafe Vito. Close to bus stop for those city commuters. Plenty of parks, walking trails and playgrounds to choose from, just a few minutes away! A rare opportunity with tons of potential in this very convenient location. Make sure you are amongst the first to view.