

26 Melrose Street, Modbury Heights, SA 5092

ALL ADELAIDE

House For Sale

Tuesday, 7 May 2024

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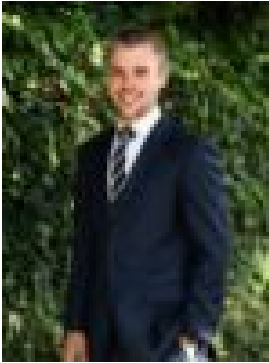
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Ben Krieg

0882663100

Auction On Site: Saturday 25th of May at 3:30pm

Delightfully nestled just around the corner from Hargrave Reserve and just a short walk to the zoned Heights School, this upgraded entertainer offers premium quality living in a wonderful lifestyle location. The home features 3 spacious bedrooms, open plan living, generous alfresco entertaining, ample vehicle accommodation and plenty of space for the active, modern family to grow and play. Recline each day in casual comfort with a large open plan living/dining room providing an effervescent space for your everyday living. Timber grain floating floors, fresh neutral tones and LED downlights provide an essential modern ambience. A refreshing contemporary kitchen overlooks the living and dining areas, offering custom tiled splash backs, stainless steel appliances, double sink, crisp white cabinetry, walk-in pantry and handy breakfast bar. All 3 bedrooms are well proportioned, all double bed capable, all with ceiling fans and quality soft furnishings. Bedrooms 1 & 2 both feature built-in robes. Upgraded wet areas add a touch of style and class. A brilliant main bathroom renovation features frameless shower screen, rain head shower, cantilevered vanity, deep relaxing bath and modern tapware. A separate toilet and spacious laundry complete the interior. Entertain outdoors in style under a high gabled pergola, perfectly positioned overlooking a large, fully landscaped rear yard complete with established lawn, fire pit area and mature border gardens. Roll-down café blinds allow for year-round usage while a spacious garden shed/workshop provides a generous utility space. A high single carport behind lock-up gates is perfect for the family car and/or your recreational vehicles, while a 2nd verandah provides additional outdoor options. A delightful lifestyle entertainer that will appeal to the growing active family looking to nest for success. Briefly: * Upgraded 3 bedroom home on generous fully landscaped allotment * Block size of approximately 700m² * Generous open plan living/dining room with kitchen adjacent * Kitchen featuring custom tiled splash backs, stainless steel appliances, double sink, crisp white cabinetry, walk-in pantry and handy breakfast bar * Sleek floating floors, fresh neutral tones and LED downlights * 3 spacious bedrooms, all double bed capable, quality soft furnishings and ceiling fans * Stunning upgraded main bathroom offers frameless shower screen, rain head shower, cantilevered vanity, deep relaxing bath and modern tapware * Upgraded laundry and separate toilet * High gabled pergola with roll-down café blinds * Landscaped rear yard complete with established lawn, fire pit area and mature border gardens * High single carport with lock up gates * Ducted air-conditioning * 6m x 3.8m workshop/storage shed * Rainwater tank Perfectly located in a low traffic street amongst other similar homes and within easy reach of desirable amenities. There is an abundance of local schools available including The Heights School, just around the corner, zoned to this address. Para Vista and Ingle Farm Primary Schools, along with East Para Primary, Valley View Secondary and Modbury West School are all easily accessed. World class shopping facilities can be found at Golden Grove Shopping Centre & Westfield Tea Tree Plaza only a few minutes down the road. Public transport is only a short walk to McIntyre Road. There are numerous parks and reserves in the local area for your sport and recreation. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.