

**28A Harkness Avenue, Modbury, SA 5092**

**Townhouse For Sale**

Friday, 3 November 2023

28A Harkness Avenue, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 162 m2**

**Type: Townhouse**



Ryan Smith

0488013112

**\$650,000-\$700,000**

**\*\*Please note: At vendors request we will not be holding any private viewings prior to the first open inspection on the 11th of November 2023 at 11:00am. Thank you for your understanding.\*\***Ryan Smith and the dedicated team at Smith Partners Real Estate are excited to present another property on Harkness Avenue. Located in the sought-after Tea Tree Gully council area, this 2018-built home is surrounded by a wealth of shopping, educational, and recreational amenities, making it an excellent choice for first-time buyers and growing families. This residence perfectly balances comfort, convenience, and modern living. With a well-planned layout and 2.7m high ceilings throughout, it's an inviting place to call home. Upon entering, you'll be greeted by a spacious staircase, leading to a tiled hallway with a double cupboard for your storage needs and a discreetly placed European laundry, optimizing space. The open-concept design seamlessly connects the living, dining, and kitchen areas, creating a roomy atmosphere decorated with LED lighting. The living room is an ideal space for relaxation and entertainment, catering to your diverse needs. Large glass sliding doors flood the room with natural light and lead to a tiled outdoor patio with a gas line connection, perfect for BBQ enthusiasts. This outdoor area extends your living space and provides a private spot for al-fresco dining and gardening. The kitchen is a standout feature, showcasing elegant stone countertops, modern appliances, ample cabinetry, and a practical breakfast bar. It comes equipped with a gas cooktop, electric oven, double sink with mixer tap and pura tap, microwave and fridge provisions, and a dishwasher provision. What truly sets this kitchen apart is the walk-in butler's pantry, an organizational gem that keeps clutter at bay. This area serves as the heart of the home. Heading upstairs, you'll discover the master bedroom, an oasis of comfort. This spacious room boasts a generous walk-in closet and an en-suite bathroom complete with a double sink, perfect for those bustling mornings. Two additional bedrooms feature carpeting, built-in cupboards, and blackout blinds. The upper level also offers plenty of space for family members or guests, with an extra storage cupboard and a convenient study nook for those in need of a home office. The generous main bathroom exudes style with its statement bathtub. On the ground floor, you'll find a convenient half bathroom with easy access for guests. The attached single-car garage provides secure parking and extra storage, while the driveway accommodates additional vehicles. Another standout feature is the ducted reverse heating and cooling system, individually zoned for each room, ensuring year-round comfort. If you missed out before this is your last chance to buy your dream house on Harkness.

**ENTRY/HALLWAY:** • Tile flooring • LED downlighting • Access to garage • Four-door cupboard for storage • Carpeted Staircase • European Laundry

**LIVING & DINING AREA:** • Tile flooring • LED downlighting • Glass Sliding Door • Access to rear yard • 2.7m Ceilings Throughout

**KITCHEN:** • Island bench with breakfast bar • Stone benchtops • Euro 5 stove burner • Euro electric oven • Fridge, microwave, and dishwasher provision • Double sink with pura tap • LED downlighting • Butler's Pantry

**BEDROOMS:** • Carpeting • Black-out blind to bedrooms 1 2 & 3 • Ensuite bathroom to master with a stone benchtop with double sink exhaust and fan/heat lamp • Walk-in wardrobe to master • Mirrored built-in wardrobe to bedrooms 2 & 3

**UPSTAIRS:** • Storage Cupboard • Study nook with stone benchtop

**BATHROOM:** • Separate shower and bath • Vanity with stone bench top sink and storage • Large Mirror • Glass shower screen • Toilet • Bathtub • Exhaust Fan/ Heat lamp • Powder Room with third toilet and stone benchtop with single sink

**SECURITY:** • Security screens to all external doors

**CLIMATE CONTROL:** • Ducted reverse cycle heating and cooling • Zoned

**HOT WATER SYSTEM:** • Instant gas hot water system (Rheem)

**OUTDOOR ENTERTAINING / LANDSCAPING:** • Alfresco entertaining area • Artificial Lawn area • Landscaping • Gas connection point to alfresco • Single garage • Rainwater Tank

**POWER, VISION & INTERNET:** • NBN Available