

**29 Modra Circuit, Hillbank, SA 5112**



**House For Sale**

Tuesday, 2 April 2024

**29 Modra Circuit, Hillbank, SA 5112**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 835 m2**

**Type: House**



Tayla Moreland

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**\$690,000 - \$730,000**

Welcome to your dream home where every day feels like a celebration! From the moment you step inside, you'll be delighted by the spaciousness and elegance that this home displays. With four bedrooms, there's room for everyone to find their perfect sanctuary. Prepare to be the envy of your friends and family with the fabulous views along with the entertaining spaces this home has to offer. Whether it be hosting a lively barbeque in the expansive backyard or enjoying a movie night amongst the two living spaces, every gathering is sure to be a hit. The modern kitchen is a chef's paradise, ample counter space for whipping up gourmet delights. Plus, the open-plan layout ensures you're always part of the action, whether you're cooking up a storm or mingling with guests. Step outside to your own private oasis! The spacious backyard beckons for outdoor adventures, with plenty of room for kids to play, pets to roam, and adults to relax. Picture yourself sipping cocktails under the stars or enjoying a leisurely brunch on the weekends - the possibilities are endless! Features that make this home special: - Four generous bedrooms, master bedroom offering both a built in robe and walk in robe along with a spacious ensuite, additional bedrooms 2, 3 & 4 all offer built in robes - Formal lounge room or a theatre room you take your pick - Light filled family room overlooking a well maintained entertaining/ outdoor area with sliding doors - Large open plan kitchen complete with a meals area, gas cooktop, and plenty of cupboard space, including a great sized fridge alcove - Main bathroom featuring a separate bath and shower, plus a separate toilet for added convenience. - Separate laundry with direct access to the rear yard, ensuring practicality at its best. - gabled pergola area, perfect entertaining space for gatherings and relaxation, offering stunning views - great grassed area perfect for the kids or the pet of the family - Ducted reverse cycle heating and cooling for all year round comfort - Double drive through carport with auto roller doors - Huge 12 x 6m four-car shed/workshop with power and rear access - 2-KW Solar Electricity system Conveniently located close to schools, shops, and transport, this home offers the best of both worlds - peaceful living with easy access to all amenities. Now is your chance to own the home of your dreams and create memories that will last a lifetime. With its irresistible charm, abundant space, and unbeatable entertainment options, this property won't stay on the market for long. Schedule a viewing today and get ready to fall in love with your new forever home! Specifications: Council / City of Playford Zoning / Hills Neighbourhood - HN Built / 2000 Land / 835m<sup>2</sup> approx Council Rates / \$2096.40 pa SA Water / \$158.63pq + Usage ES Levy / \$133.15pa CT 5442/966 DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442