

291 Milne Road, Modbury North, SA 5092



House For Sale

Saturday, 17 February 2024

291 Milne Road, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 892 m2

Type: House



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Price Guide for Auction \$750K (Unless Sold Prior)

AUCTION Saturday 16th March @ 2:30PM Unless Sold Prior!... Nestled in the heart of a sought-after north-eastern suburbs location, this three-bedroom sanctuary offers a rare blend of elegance, entertainment, and investment potential. Step inside to be greeted by an understated yet stylish façade, leading you through a formal entrance to a home filled with surprises. The formal floating-timber floored dining room sits adjacent to the kitchen, while the bedroom wing offers comfort and convenience with a main bedroom boasting an en suite and built-in robes. Floating timber floors grace the informal living areas, including a chic kitchen featuring ample bench space, overhead and undercroft cupboards, and a breakfast bar - a perfect hub for culinary creativity. But the true allure lies outdoors, where a generously covered entertainment area invites gatherings of all sizes, seamlessly blending indoor and outdoor living. Remember. Check out the 360 Virtual Tour via the link on this page. Conveniently located on the bus route and close to schools, shops, and parks, this home is minutes from Tea Tree Plaza - an ideal retreat for families and entertainers alike. Priced to attract strong interest among astute homebuyers, investors, and developers, the property offers subdivision potential (STCC) on its expansive 892 square meter block or simply add a granny flat or teenage retreat. Perhaps AirBNB is an option. Embrace the charm of suburban living with this ranch-style home on Milne Road - a rare find offering unparalleled advantages. Positioned width-ways on an appealing rustic block, this three-bedroom abode boasts an established low-maintenance rear garden, a cement driveway, and a covered front porch leading to the front door. Enjoy seamless indoor-outdoor flow with an open dining area adjacent to the galley kitchen, featuring gas cooktop, electric wall-oven, ample bench space and a double sink. The outdoor entertaining area, easily accessed from a rear sliding door off the dining room, beckons with its all-weather patio covered by a verandah. Other features include, security cameras, and the 6.6 Kw Solar system will no doubt make it easy to turn on any appliance without considering the cost of power including the ducted evaporative air-conditioning system. Conveniently located near shopping centers, schools, reserves, and bus routes, this home offers both comfort and convenience. With a huge 6 x 12 M garage/workshop and parking for multiple vehicles or converted into accommodation (STCC), this property is a rare opportunity not to be missed. Disclaimer: The information contained in this website has been prepared by Plaza Real Estate and eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify and ensure the accuracy of the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website. Any details, text, plans, and shown dimensions are approximations, subject to change, and for representation purposes only, as they are not part of any legal document or agreement. No guarantee is given that they are true and correct. Photos may have been enhanced for visual appeal. Or 'Sprinkled with Magic Fairy dust' and re-touched to enrich the night sky, add a sunset or gloss over some repair items. Staging Disclaimer: Photos for illustration purposes only and may contain digitally staged elements and enhancements such as virtual furniture, soft furnishings or other property features - buyers should do their own due diligence prior to entering into a contract of sale to confirm the suitability of the property for their intended use. Council may or may not have complete records of property improvements. Some features may require servicing, repair, or maintenance, and no warranties are expressed, nor implied. Unless otherwise agreed, the property is offered and sold on an as-is basis. If suitable for Subdivision or Re-Development, it is STCC (Subject to Council Consent). Make your own inquiries with the council. More detail is in the Contract Note, Form 1, and Searches. Any Furniture or Personal effects shown in the property or photos are not included unless specified as Inclusions or Exclusions. For AUCTION: Section 7 and Vendor Statements re: encumbrances, etc., may be viewed in the office three days prior and at the Place of Auction 30 minutes prior. If bidding, pre-arrange Finance and/or any additional inspections asap. Unless otherwise agreed, 10% Deposit due on Fall of the hammer or subsequent purchase with a 30-Day Settlement. During Opens, Private Inspections, Online, or Offline Enquiries, we request and record your name, email, phone for Vendor security, feedback, peace of mind AND to assist YOU, in your dream home search. You will receive follow-up where you can make an offer, ask questions, or give feedback. Details are confidential as protected by the Privacy Act 1988. Our Privacy Policy is available on our website. Ask about PARTNER PROGRAM where you can DIY and SAVE money! This is ideal for remote and country properties, though works in the Metropolitan area too. Get help and advice with a DECEASED Estates and MORTGAGE stress helping you avoid foreclosure with the bank or with any other circumstance that needs the assistance of an experienced professional agent. We support Equal Opportunity and are All-inclusive. We will help, regardless of race, colour, creed, sexuality,

religion, ancestry, marital status, age, gender, vax status, or anything else! Call us on 8396 1100!PS If You Introduce anyone who Lists & Sells with us, we will Gift you \$550.00 CASH to Really say Thanks!*Sensible Conditions Apply, of course) E&OE