

2B Pompoota Road, Modbury, SA 5092

ALL ADELAIDE

House For Sale

Wednesday, 17 January 2024

2B Pompoota Road, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 300 m2

Type: House



Deep Solanki
0426697852

Auction On site: Saturday 3rd February at 7:30pm

Constructed in 2015, this well-presented steel framed home offers refreshing, contemporary amenities across a delightful 3-bedroom design, all nestled on a wonderful, low maintenance allotment of approximately 300m². A handy lock up and leave, secure block will certainly appeal to those who need a city pad, while generous alfresco entertaining and vehicle accommodation provide valuable outdoor areas. The home features 3 spacious bedrooms across a generous open plan design. Crisp floating floors, fresh neutral tones and LED downlights create a contemporary ambience that flows effortlessly throughout. A large combined living/dining room offers a comfortable space for every day relaxation, while a stylish kitchen adjacent provides modern amenities. Cook in contemporary comfort with stainless steel appliances, stone look bench tops, double sink, crisp white cabinetry, walk-in pantry and a handy breakfast bar. A delightful alfresco portico constructed under the main roof offers a fabulous space for outdoor dining, all overlooking a lush and leafy, low maintenance rear yard with rain tank and garden shed. All 3 bedrooms are of generous proportion, all offering fresh quality carpets. Bedroom 1 features a walk-in robe and ensuite bathroom, while bedrooms 2 and 3 both offer built-in robes with mirror panel doors. Wind down after a busy day in a delightful therapeutic spa bath and turn on the reverse cycle air-conditioning for your year-round comfort. A double carport with auto roller door will securely accommodate the family cars while a 3 kW solar system keeps the energy bills low. The perfect start, an ideal downscale or a very wise investment opportunity. This one is packed with value and will not be on the market long. Briefly: * Stylish low maintenance home on secure lock-up and leave allotment * Steel frame construction, 2015 by Weeks Building Group * Desirable wide frontage allotment of approximately 300m² * Sleek floating floors, fresh neutral tones and LED downlights * Generous open plan living/dining room with kitchen adjacent * Kitchen features stainless steel appliances, stone look bench tops, double sink, crisp white cabinetry, walk-in pantry and a handy breakfast bar * Clipsal satin light switches the living areas * 3 spacious bedrooms, all well-proportioned, all with quality carpets * Bedroom 1 with walk-in robe and ensuite bathroom * Bedrooms 2 & 3 with built-in robes (mirror panel doors) * Spacious main bathroom with therapeutic spa bath & bidet toilet * Delightful alfresco portico with café blinds (constructed under the main roof) * Low maintenance, leafy backyard with garden shed and rainwater tank * Walk-through laundry with ample cupboard space * Double lock-up carport with auto roller door * Off street parking in the driveway 2 vehicles * 3 kW solar system * Ducted reverse cycle air-conditioning Delightfully located within easy reach of all desirable amenities. Waikerie Avenue Playground is just around the corner along with Berri Reserve. Civic Park & The Valley View Golf Course are just down the road along with numerous other sporting and social clubs. Walk to Westfield Tea Tree Plaza for world class shopping, entertainment and express public transport to the city. Local public transport is nearby on Reservoir and Smart Roads. Local unzoned primary schools include Modbury West School, Highbury Primary, Modbury School Preschool to Year 7 & Modbury South Primary School. Modbury High School is the zoned high school, just a short walk away. Quality private schools include Kildare College, Torrens Valley Christian School, St Pauls College and Burc College. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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.