

3 Capulet Crescent, Modbury, SA 5092



House For Sale

Saturday, 4 May 2024

3 Capulet Crescent, Modbury, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 727 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction 18/05/24@6.30PM

Presented by your local real estate agent Mohit Gupta of Ray White Modbury and situated in an ever popular location within the heart of Modbury, this 4 bedroom family home is sure to attract much attention. A fantastic new opportunity on the market offering ample space for an established family, growing family or an Investor looking to expand their portfolio. Situated on a 727m² allotment and located within arms reach of Modbury west school, The Clovercrest hotel, The Clovercrest shopping Hub, Bendigo reserve, Sir Frank Berryman reserve, Swimming center, Medical center, restaurants, private/public schools etc and within only a few minutes as well from Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital. This location also serves a great travel convenience being that it offers easy access to Kelly road, Montague road, Wright road, North East road and McIntyre road. Features not to miss:

- 727m² allotment with a 20m frontage
- Build year 1973
- Spacious front formal living room with a study nook adjacent which can be the 5th bedroom. Both rooms are fitted with their own ceiling fans and both carpeted. Upstairs access can be found here too with the stairs.
- Large open plan family room fitted with wooden floating floors, ceiling fans and plantation shutters looking onto the rear yard.
- Modern design kitchen with quality appliances, gas BOSCH electric cooktop, walk-in pantry ample storage and mounted oven in the cabinets for practical everyday use.
- Glass sliding door found at the rear of the home to access the yard.
- Ground floor bedroom found just off of the main family room. This room includes access to home garage as well as ground floor 2-way bathroom with the home laundry on the other side.
- Large 3 car garage with automatic roller doors at the front and a single car door found at the rear providing access into the yard.
- Large fence-encloses in ground pool can be found in the rear yard. Please note this pool is not in working order and is included in the sale in its current state.
- Low maintenance gardens and a rear garden shed.
- Total of 4 Bedrooms all carpeted and completed with ceiling fans.
- Remaining 3 bedrooms found upstairs including their own upstairs bathroom
- Upstairs Master bedroom includes walk-in robe and a built in cupboard/bench to mount a TV
- Walk-in robe also includes the control panel for the home's built in wiring network used for connecting internet, landline phones and television service boxes. Outlet points can be found in entertaining areas.
- Prime location close to many local shops, schools, services, places of worship and many other amenities.
- Public transportation options can be found along Kelly Road as well as Montague road.
- No Easements/significant trees/encumbrance's on the property.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on the 18/05/24 at 6:30pm. All questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341