

# 3 Curlew Court, Modbury Heights, SA 5092

## House For Sale

Thursday, 16 May 2024



3 Curlew Court, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 730 m2**

**Type: House**



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## Auction Mon 3rd June

Ray White is proud to present 3 Curlew Court, Modbury Heights. THE LOCATION This property is strategically located in the northeastern suburbs of Adelaide, providing easy access to the city centre and other neighbouring suburbs. Modbury Heights is surrounded by peaceful parks and recreational areas, providing opportunities for outdoor activities, picnics, and leisurely walks. The suburb also features well-connected public transport options including the O-Bahn Busway, a unique public transport system which connects you to the city within 30 minutes, making commuting a breeze. The area is close by to a range of educational institutions, including The Heights school, Modbury High, Valley View Secondary, East Para Primary, Modbury West school and preschools, making it an excellent choice for families with children. A 6 minute drive will get you to Modbury Hospital, providing easy access to medical services and The Tea Tree Plaza shopping centre which offers a wide variety of retail stores, supermarkets, restaurants, and entertainment options. Residents can enjoy shopping, dining out, and entertainment without having to travel far. THE RESIDENCE Introducing a spacious family home nestled on a generous 730-square-meter block. From the moment you arrive, the beautifully landscaped front yard sets the tone for this inviting home, offering a neat and tidy street appeal with an irrigation system for easy maintenance. Ample off-street parking is provided by the long driveway and secure carport, ensuring convenience for the entire family. Step inside to discover a large living room adorned with plush carpeting and equipped with a split system air conditioning unit for year-round comfort. The expansive, light-filled dining and kitchen area boasts sleek tiled flooring and modern finishes, including stone benchtops, a dishwasher, and a 900mm gas cooktop, making it the perfect space for family gatherings. Three well-sized bedrooms, two with built-in robes, provide comfortable accommodation. The luxurious bathroom features a heat light and spa bath for ultimate relaxation. Conveniently positioned off the kitchen, the laundry offers easy access to the rear yard. The living and dining space also opens out to the outdoors, the true highlight of the home. The meticulously landscaped backyard features an irrigation system for effortless gardening, while the carport/verandah doubles as an ideal entertainment space. A gazebo offers a shaded retreat, and two garden sheds/workshop spaces provide ample storage for all your needs. Don't miss the opportunity to make this family oasis your own - enquire now! FEATURES • Ample outdoor entertaining space • Spacious family home on a large 730sqm block • Convenient laundry with access to the rear yard • Two garden sheds/workshop spaces for storage • Luxurious bathroom with heat light and spa bath • Three well-sized bedrooms, two with built-in robes • Living space opening out onto the landscaped backyard • Beautifully landscaped front yard for a neat and tidy street appeal • Long driveway and secure carport provide ample off-street parking • Irrigation system to front and rear yards for easy gardening maintenance • Expansive light-filled living, dining and kitchen area with sleek tiled flooring • Modern kitchen features stone benchtops, dishwasher, and 900mm gas cooktop Remarkable opportunity to own in Modbury Heights & definitely not to be overlooked, for all enquiries please contact Justin Irving or Damanjeet Singh. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigation.