

3 Penguin Street, Modbury North, SA 5092



House For Sale

Friday, 17 November 2023

3 Penguin Street, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 710 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction (USP) 02/12

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this family entertainer in arguably one of Adelaide's most sought after communities being Modbury North. Enjoy views to the hills, afternoons in the pool and barbecues with loved ones all year round. The entertainer's lifestyle that this home provides caters for every occasion and family celebration. Welcome to 3 Penguin Street, Modbury North! Built in 1975 and situated on a generously sized 710sqm north facing allotment with an approximate frontage of 19.20 metres astute purchasers will notice the subdivision potential subject to the necessary planning consent. Located within minutes from The Heights Shopping Centre, The Heights School, numerous parks and reserves and public transportation options along Ladywood Road and minutes from Westfield Tea Tree Plaza and Bus Interchange and Modbury Hospital. This is an opportunity to purchase into a hotly contested pocket of an amazing local community. This home has some very unique features which consist of but are not limited to:

- Manicured front gardens and immaculate street presence.
- Warm and welcoming entrance way with study nook/home office space.
- Timber floors & down lights throughout.
- Spacious lounge room is complete with automatic roller shutters, split system air conditioner and ceiling fan while flowing seamlessly to the dining room and kitchen as well as providing views all the way to the hills right from your couch.
- Kitchen complete with gas cooktop and dishwasher as well as ample storage and pantry space. With large window views to the hills, it could easily be converted into a pass through or bar window creating even more of an indoor/outdoor living lifestyle.
- Contemporary bathroom with floor to ceiling tiles, bathtub, shower, vanity and toilet included.
- European style laundry tucked away in the bathroom.
- Water temperature control panel located in the kitchen as well as laundry.
- Master bedroom with ceiling fan, automatic roller shutters and floor to ceiling built in robes.
- Bedroom 2 with ceiling fan and manual roller shutters.
- Bedroom 3 with floor to ceiling built in robe, ceiling fan, manual roller shutters and views out to the pool and entertaining area.
- Outdoor entertaining area with large decked area, pool and cabana area to the side. A resort style feel and the perfect place for a weekend barbecue. The entertaining area overlooks a large yard with ample gardens for green thumbs and a chicken run located off to the side. A great safe space for children and pets to play and enjoy.
- Dual tools sheds and water tanks.
- Single carport with automatic roller door.
- Secure gated access down both sides of the property.
- Gas hot water.
- 3kw solar system with eight panels.
- No encumbrances or significant trees.
- North facing aspect.
- NBN fibre to the premises connection availability.
- Schooling options include being zoned to The Heights School as well as having Modbury School (P-6) and Redwood Park Primary School (P-7) in close proximity.
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Within close proximity to The Heights Shopping Centre, The Heights School, local parks and reserves, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and many other amenities. 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 02/12/2023 @ 5:00 PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavours 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