

**31 Neville Avenue, Modbury North, SA 5092**



**Sold House**

Saturday, 17 February 2024

31 Neville Avenue, Modbury North, SA 5092

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 640 m2**

**Type: House**



Jonathon Covino

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**\$740,000**

Look no further, we've found the ideal place for you! Nestled in the heart of the tranquil Modbury North neighbourhood, 31 Neville Avenue beckons with its spacious and inviting charm. This beautiful family home offers a serene retreat from the hustle and bustle of everyday life. We're confident you're going to fall in love with this home as soon as you arrive at the address and gaze upon its incredible curb appeal. As you step inside, you're greeted by an ambience of warmth and comfort, where every corner invites relaxation and contentment. The main hub of the home is the open-plan family, meals, and kitchen space, with a wall heater for added comfort. The stunning kitchen is the highlight of the home and offers an island breakfast bar, a dishwasher for easy clean-up, a Puratap mixer tap, and built-in five-burner gas stove, with stone countertops and abundant sleek white cabinetry. Unwind in the separate lounge room and bask in the warmth of a pot belly fireplace. The connecting study room offers a quiet retreat to relax with a good book or to serve as a home office. Evaporative ducted air conditioning spreads throughout the home for comfort. The four bedrooms are all generously sized providing ample space for the entire family to thrive, with the master and fourth bedrooms providing built-in robes and ceiling fans for added comfort. The bathroom services the home with a soaking bathtub, glass shower, vanity, and a separate toilet for convenience. The property boasts a spacious verandah out back, perfect for alfresco dining or simply unwinding amidst the serene surroundings. Two garden sheds allow a clutter-free yard, and a rainwater tank offers an ecofriendly environment. The spacious backyard offers abundant lawn space for the kids and pets to run around, with an array of fruit trees offering fresh fruit year-round. While off-street parking can be found in the double carport and sealed driveway. Nestled within proximity to nature reserves, Neville Reserve sits just across the road, while Burregah Reserve is a short eight-minute walk away, offering endless opportunities for outdoor recreation and relaxation. This prime location ensures convenience and tranquillity, making it the perfect place to call home. Don't miss the chance to experience the comfort and serenity of 31 Neville Avenue - schedule your viewing today!

**Property Features:**

- Four-bedroom and one-bathroom home
- The master and fourth bedroom have ceiling fans and built-in robes
- The third and second bedroom have double doors leading outside
- Open plan family, meals, and kitchen area with wall heater
- The kitchen has an island breakfast bar, a dishwasher, Puratap mixer tap, and built-in five-burner gas stove, stone countertops and ample white cabinetry
- Shared lounge room with a fireplace, and study with a skylight
- The bathroom has a bathtub, glass shower, vanity storage, and a separate toilet
- Laundry room with storage and backyard access
- Storage cupboard in the entry hall and in the study
- Evaporative ducted air conditioning system
- Blinds and curtains fitted throughout the home
- Floorboards grace the study room, tile floors in the lounge room, second and third bedroom, and laminate flooring throughout the rest of the home
- Security system with cameras for peace of mind
- Spacious entertaining verandah
- Pergola shade down the left-hand side of the home
- Two large garden sheds and a rainwater tank, in the spacious grass filled yard
- Fruit trees including orange, avocado, pomegranate, fig, lemon, and mulberry trees
- Double carport and sealed driveway for secure parking for up to six vehicles

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 640sqm (Approx.) House | 236sqm (Approx.) Built | 1969 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa