

32 Columbia Crescent, Modbury North, SA 5092

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REAL ESTATE

Sold House

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32 Columbia Crescent, Modbury North, SA 5092

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 820 m2

Type: House



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\$950,000

Say hello to 32 Columbia Crescent, Modbury North, a meticulously rejuvenated, family home offering the epitome of comfort, style and convenience. Situated on a sought-after 820 sqm* Torrens Title allotment, this solid and secure residence exudes charm from its inviting front porch and bricked facade. Built in 1985, this expansive home boasts a versatile 5-bedroom layout, ideal for growing families or those who love to entertain. Upon entry, you're greeted by a front formal living area featuring gas heating and plush carpeting, perfect for cozy evenings spent with loved ones. The heart of the home lies in its large centralized kitchen, complete with modern tiled flooring, a gas cooktop, Bosch appliances including two ovens, and a stunning waterfall benchtop/breakfast bar area. Adjoining the kitchen is a formal dining area, seamlessly connecting indoor and outdoor living through double French doors. A second main family room serves as the hub of the home, featuring tiled flooring, a wood fireplace, and easy access to the expansive outdoor area, making it an ideal space for both relaxation and entertaining. The master suite is a retreat in itself, boasting large built-in robes and private ensuite, while three additional bedrooms offer plush carpeting and built-in robes. An optional 5th bedroom, home office, or kids' playroom provides flexibility to suit your lifestyle needs. Elegantly updated, the main bathroom features modern floor-to-ceiling tiling, a built-in bath, and chrome tap ware, while a separate WC adds convenience and privacy for guests. Step outside to discover the expansive paved outdoor living area, complete with a gazebo-style dining spot, perfect for alfresco gatherings. A large fully lined separate rumpus room with air conditioning offers versatility as a games room, outdoor kitchen area, or additional bedroom. Car enthusiasts will appreciate the sliding door car storage, complemented by a secure double garage with drive-through access and rear car access to the property, providing ample storage for vehicles and toys. The property also features grassed areas for the active family and meticulously irrigated gardens. Additional features include Crimsafe security doors, security cameras, ducted evaporative air conditioning and an intercom system, ensuring comfort, security, and convenience for all occupants. Discover the convenience of Modbury living, where amenities like Tea Tree Plaza and Modbury Triangle Shopping Centre, featuring Big W, Myer, Foodland, KFC, Woolworths, Anytime Fitness, Commbank, and more, are just a short walk away. Local schools including Modbury High School, Modbury West School, Torrens Valley Christian School, Modbury South School, Ardtornish Primary, and others are also easily accessible. Check me out:- Torrens Title, 1985 built - 820 sqm* allotment- Front formal living with gas heating- Modern kitchen with Bosch appliances - Waterfall benchtop/breakfast bar- Attached formal dining area - Large family room with wood fireplace- Master suite with large built-in robe & private ensuite- 3 additional beds with plush carpeting - Optional 5th bedroom, home office or more - Updated main bathroom with built-in bath- Separate WC for added privacy- Expansive outdoor living with gazebo-style dining - Fully lined rumpus room with aircon- Grassed area & established irrigated gardens- Secure double garage with drive-through access- Rear access to the property - Crimsafe security doors- Ducted evaporative aircon- Intercom system- And so much more... Specifications: CT // 5579/38 Built // 1985 Land // 820 sqm* Frontage // 18m Home Size // 381 sqm* Council // City of Tea Tree Gully Nearby Schools // The Heights School & East Para Primary School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Bradley Foster - 0413 876 516 bradleyf@eclipse realestate.com.au RLA 277 085