

323 Milne Road, Modbury North, SA 5092

House For Sale

Monday, 4 March 2024

323 Milne Road, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 622 m2

Type: House



Scott Newton
0427265012

\$640k

Auction: On-site 11am Saturday March 23rd 2024 This spacious 3-bedroom home has been within the family since 1998 and the opportunity is available to secure ownership in the highly sought after suburb of Modbury North. Perfectly suited to a broad range of buyers the property features brand new carpet in the lounge plus all 3 bedrooms, solar panels and an outdoor entertaining area. With roller shutters on the front living and master bedroom, the living area is extended by a versatile space that can be utilised for a meals table, study nook or additional living space to enjoy a book or cup of tea. The kitchen has been updated and offers stainless steel appliances including gas cooktop & rangehood, electric oven, dishwasher and is complimented by stylish cabinetry with soft closing drawers and plenty of storage, the dining / kitchen also has sliding door access to the outdoor entertaining area. Additional features include split system air conditioning, gas heating, floating floors, zip track outdoor café blinds and workshop / garage. The yard is accommodating to children, pets and provides an abundance of space for the keen gardener. The home is within walking distance to The Heights school and the shopping precinct on Brunel Drive which includes Woolworths, your local butcher, chicken shop, bakery and more. Conveniently located only 2kms from Tea Tree Plaza & the O-bahn bus interchange and within a short walk to the outdoor aquatic centre Waterworld. For more information regarding the property, inspection times or the Auction process, phone Scott Newton on 0427 265 012. Specifications:CT / 5249/268Council / Tea Tree GullyZoning / GNBuilt / 1972Land / 622m2 (approx)Frontage / 20.42mCouncil Rates / \$1707.97paEmergency Services Levy / \$131.60paSA Water / \$157.09pqEstimated rental assessment / \$550 - \$600 per week / Written rental assessment can be provided upon requestNearby Schools / Redwood Park P.S, The Heights School, Modbury School P-6, East Para P.SDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069