

**336 Milne Road, Modbury Heights, SA 5092**

**House For Sale**

Thursday, 13 June 2024



336 Milne Road, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 599 m2**

**Type: House**



Kevin Radloff  
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## AUCTION 11.30AM 29th June

Welcome home to Modbury Heights, conveniently positioned close to Tea Tree Plaza, public transport, surrounded by parks, reserves and sporting clubs, a great range of schools and childcare options as well. This 3-bedroom home sits proud on almost 600SQM and has a securely fenced backyard that is not only child & pet friendly but also offers plenty of scope for an undercover entertaining area to be constructed (Subject to consents & approvals) potentially a shed or small pool. Having had a new kitchen installed in recent years, the kitchen offers a gas cook top and electric oven, a twin drawer Fisher & Paykel dishwasher and a great array of overhead cupboards and under bench drawers and nice big bench tops for your appliances and room for the creative cook to work in. With gas HWS, this home has all the essentials there in place and ready for new owners to take over and use their imagination in renovating, updating and creating a home that will become one where many fond memories will be created & celebrations shared. The bedrooms all have built-in robes, there is a built-in linen cupboard in the hallway. All of the bedrooms are of generous proportions. The formal living room at the front of the home has an adjoining dining area that could be opened up to further enlarge the living or the dining area could be a fabulous home office / study area. The creature comforts are taken care of with gas heating in the living area & ducted RC/AC throughout. The kitchen dining or kitchen living area offers versatility & functionality. An opportunity exists to add a sliding door to a future outdoor entertaining area which would further enhance the lifestyle of the family that loves to entertain all year round. Council Rates: \$1,707.95 PASA Water: \$72.40 PQSewer Rates: \$82.89 PQESL: \$95.10 PAPlease Note: The Property Is Being Marketed Without a Price Guide. Recent sales are available on request and from the QR Code on the sign, brochures and the listing online. Whilst ever care has been taken to verify facts and data, we rely also on 3rd party input and information. Please make your own investigations into the zoning and suitability of this property prior to purchasing. The Form 1 is available to view and will be on display for the required 3 days prior to the auction and at the property for at least 30 minutes before the commencement of the auction. Call Kevin - Jump Property RLA 260 752 for more information. M: 0432 375 216 E: kevin@jumpproperty.com