

**34 Meadowvale Road, Modbury, SA 5092**



**Sold House**

Saturday, 12 August 2023

34 Meadowvale Road, Modbury, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 338 m2**

**Type: House**



San Arora

## Contact agent

A Welcoming Family Oriented Living Space - Situated on a Corner Block with Convenient Side Driveway Access to Rear, In An Unparalleled Location.- 8 Minutes walk to Tea Tree Plaza Shopping Precinct.- 7 Minute walk to Modbury Hospital.- 6 Minute walk to O-Bahn interchange with 15 minute ride to Adelaide CBD. - 3 Minute walk to GP Plus clinic Medical Center.- Bike & Walking trial to Adelaide City Torrens River Precinct.NOW is the time to grab this opportunity and be a proud owner of this beautiful family home surrounded by nature and convenience at your door step.This impressive property features an 18m frontage, corner allotment, and steel frame construction. It offers 4 spacious bedrooms with mirror built-in robes & LED downlights, along with two bathrooms. The open plan kitchen & meal area includes stainless steel appliances, a dishwasher, 5 burner cooktop, and laminated cabinetry. Outside, there's a pitched roof verandah and an undercover pitched pergola in the rear. The property also comes with a 4-camera security system, video intercom doorbell, and alarm system. Inside, the hallway boasts a wainscoting premium wall design. Parking includes a single lock-up garage and single paved driveway. It's conveniently located near all amenities.With Impressive Property Features:- 18m Frontage.- Park Facing with recently upgraded Kids Playground.- Premium Wainscoting wall design in the hallway - Premium Porcelain Floor tiles - 2 tone Rendered front facade.- Corner allotment.- Steel frame construction.- 4 Generous size Bedrooms with Mirror Built-in robes & LED Down lights.- Two Bathrooms.- Open plan Living, Kitchen & Meals area - Stone Feature wall in living area - Wall integrated premium hi gloss TV cabinet.- Premium Wall paper on feature walls in the bedrooms- Stainless steel appliances- Dishwasher- 900mm Westing house 5 Burner cooktop- 900mm Curved glass premium range hood. - Laminated cabinetry- Pitched roof Verandah - Ducted Evaporative Air Conditioning- Ducted Gas heating - Ceiling fans in all bedrooms.- 4 Camera security system with Video intercom Doorbell- Clark Security Monitored Alarm system - Undercover pitched pergola in the rear.- LED Down-lights - Light filled Spacious 4 bedrooms all with built in robes.- Single lock up Garage plus Single paved driveway.- 2x Lockup Carport From the side driveway Tandem Style. - Garden shedWith just 3.5 minutes of walking to all amenities including one of the finest shopping precinct of Westfield Tea Tree Plaza, Modbury Hospital, GP Super Plus medical clinic and the convenience of never to drive to the city with modbury O-Bahn interchange at your door step. Life will never be this convenient again. For more information about this property contact San Arora on 0450 008 065.RLA 293936Specifications –CT // 5995/453Zone // General NeighbourhoodLand // 338sqm (Approx.)Built // 2010Council // City of Tea Tree GullyCouncil Rates // \$1866.10 per annum Approx Water Rates // \$74.20per qtr + usageSewer Rates // \$90.57 per qtr ESL // \$238.80 Approx\*All figures are quoted it is an approximation only. You must make your own inquiries as to this figure's accuracy. Onyx Realtors (Onyx Realtors Pty Ltd) does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.