

36 Kestral Way, Modbury Heights, SA 5092

House For Sale

Tuesday, 12 March 2024



36 Kestral Way, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 660 m2

Type: House



Chloe Goers
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Leonie Simmons

Auction Sat 6 April 2024 @ 10:00am - USP

SA Homes & Acreage Property Specialists together with Chloe Goers and Leonie Simmons is proud to present this stunning 3 - 4 bedroom home ready for you to move in and relax! Public Auction onsite Saturday 6 April 2024 at 10:00am - Unless sold prior. Located on the fantastic Kestral Way, this family home will draw you in and make you want to kick your shoes off. The home comprises of 3 bedrooms. Bedroom 1 with a walk in robe and ceiling fan, and bedrooms 2 and 3 with built in cabinetry and ceiling fans. Recently updated bathroom with a brand new shower screen and fresh appearance leaves little to be done. The Laundry also having new cabinetry and space for a washing machine and dryer is a huge plus! Executive chef's kitchen with a 900mm gas cooktop and electric oven, dishwasher and rangehood. Added features such as hanging racks, shelving, microwave space and huge built in pantry. Enjoy the flow of the open plan kitchen, meals and living room where you can keep an eye on the kids doing their homework while cooking dinner, or entertain guests at arms length. Additional family room or converted 4th bedroom gives options to the growing family. Step outside and be amazed! Currently the vendors are enjoying entertaining their family and friends with the all-season undercover area. Ceiling fans, weather proof blinds and shed turned 'man cave' is something you need to check out! The shed has been completely lined and has a sink with running water, a split system air conditioner and you can easily see that this is a space that can be utilized as a garage or for entertaining. Storage is a huge necessity when you have a family and luckily this home has heaps of it! This lovely home also features ducted evaporative cooling, gas heating, brand new floating floors, freshly painted throughout, and a heap of natural lighting. Keep the entertaining going with the immaculately presented back lawn and gardens. This space would be perfect for the kids on hot summer days or simply keep the lawn lover of the family happy. Down the side of the home you will find more storage and room to tinker. This property also has added downlights to all the eaves, a 3m clearance electric roller door, room to park 4 cars out the back, up to 6 cars in the front yard and low maintenance gardens. The property is located a minute walk away from the Kestral reserve where the kids can run around for hours. And of course the Heights school being only 3 minutes away. You can be at the Modbury Tea Tree Plaza in 5 minutes, Adelaide CBD in around 30 minutes and popular Adelaide Beaches in less than 45 minutes. There is ample public transport close by and walking tracks, dog parks and playgrounds. Get in quick this well presented home is going to public Auction on Saturday 6 April 2024 at 10:00am - Unless Sold Prior. Contact our agents today for more information about this property or to find out when your next available inspection time is booked. Things we love: - 3 or 4 bedroom home - Ample storage throughout - Seamless indoor and outdoor entertaining - Fully lined shed perfect for man cave - Low maintenance yard & gardens - Huge off-street parking potential - Close to nearby amenities More Information: Block Size: 660m² Frontage: 23 meters (approx.) Rates: \$1,635.00 P/A SA Water: Connected Yes Electricity: Connected Yes Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only. It is important to note that photographs are for illustrative purposes only. Not all the items you see in photographs or upon inspection will be sold with the property so we recommend that you do your best endeavours to secure this information prior to submitting your offer. RLA 263081.