

**36 Trellios Street, Modbury, SA 5092**



**Sold House**

Tuesday, 16 January 2024

36 Trellios Street, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 520 m2**

**Type: House**



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**\$750,000**

Nestled on the inviting Trellios Street in Modbury, this charming brick-clad home combines contemporary comfort with practical elegance. As you approach, a meticulously paved driveway leads to a spacious double carport, offering abundant parking. The pitched roof pergola at the rear invites you to a delightful outdoor space, perfect for unwinding or entertaining under its shelter. Step inside to discover an abode designed for seamless living. The open-plan layout seamlessly connects the living spaces, adorned with stylish premium hard wearing vinyl flooring in the main areas, providing a touch of modernity. The comfort extends throughout, with a reverse cycle ducted system ensuring year-round climate control and a solar panel system for energy efficiency. The kitchen, a focal point of this residence, features a breakfast bar, dishwasher, Puratap mixer tap, and a gas stove and oven, catering to culinary enthusiasts and everyday cooking needs alike. Effortlessly move from kitchen to table with the open plan family and meals area, while the front lounge room offers an additional space to unwind. The master bedroom offers tranquillity with external blinds, a ceiling fan, and a walk-in robe, while also have access to the two-way bathroom, providing a serene personal space. All bedrooms are cozy with soft carpeted flooring, adding warmth and comfort, while the second bedroom also offers a built-in robe. The two-way bathroom offers a bathing room with a bathtub and shower, with a separate vanity space with abundant storage, and a separate toilet for convenience in a busy household. Step outside to the entertaining pergola, and enjoy the spacious grass filled backyard. You will also find a rainwater tank and a powered shed offering storage and a space to enjoy your hobbies. Nearby, enjoy the convenience of Modbury West School and Coles Modbury Central for swift grocery trips. Baymor Reserve and Playground and a walking trail offer greenery mere steps away, while the allure of Anstey Hill Recreation Park and Black Hill Conservation Park awaits a short drive for nature lovers. For shopping and entertainment needs, Tea Tree Plaza Shopping Centre and Hoyts Cinemas are easily accessible, ensuring a perfect balance of leisure and practicality in this wonderful neighbourhood.

**Property Features:**

- Three-bedroom and one-bathroom home
- The master bedroom has a ceiling fan and walk-in robe with access to the two-way bathroom
- The second bedroom has a built-in wardrobe
- Main lounge room with access to the outdoor entertaining area
- Open plan family, meals, and kitchen area
- The kitchen has a dishwasher, gas stove, Puratap mixer tap, and a raised breakfast bar
- The two-way bathroom has a glass shower, and bathtub, with a separate vanity room with storage, and a separate toilet
- Internal laundry room with storage and backyard access
- Reverse cycle ducted air conditioning system
- Blinds and curtains fitted throughout the home
- Carpet flooring in the bedrooms and premium vinyl flooring throughout the living areas
- External roller blinds on the master bedroom window
- Gas hot water system for convenience
- 1.5kW solar system with eight panels to reduce energy costs
- Large, powered garden shed and a rainwater tank in the spacious grass filled backyard
- Spacious paved, pitched roof pergola for outdoor entertaining
- Enclosed double carport with auto roller doors and extra parking in the driveway

• Quiet no-through street, will direct access onto walking and bike paths to Tea Tree Plaza or linear park to the city

• Modbury West School is less than three minutes away

**Schools:** The nearby unzoned primary schools are Modbury West School, Modbury South Primary School, Modbury School P-6, Para Vista Primary School, and Wandana Primary School. The nearby zoned secondary school is Modbury High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Tea Tree Gully Zone | HDN - Housing Diversity

**Neighbourhood** \\ Land | 520sqm (Approx.) House | 239sqm (Approx.) Built | 1993 Council Rates | \$1977.79 pa Water | \$172.44 pq ESL | \$309.05 pa