

39 Connie Street, Modbury, SA 5092



Sold House

Friday, 1 September 2023

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Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 206 m2

Type: House



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Offering refreshing modern fittings and luxurious appointments throughout, this tantalising 2 story townhouse comprises 3 spacious bedrooms and 2 separate living areas across a refreshing modern design. The formal living room can be 4th bedrooms featuring quality appointments and contemporary amenities. A great location nestled amongst many local reserves, parks and schools, just a short walk to Clovercrest Shopping Centre and within easy reach of all desirable amenities, adds to the appeal of this fabulous recently constructed build. Sleek timber grain floors, fresh neutral tones and LED downlights flow effortlessly across a generous ground floor layout where separate formal and casual living areas offer ample room for your daily relaxation. A delightful light filled family/dining room provides plenty of space for casual living. A stunning modern kitchen overlooks, featuring composite stone bench tops, stainless steel appliances, crisp white push to open cabinetry, island waterfall breakfast bar, recessed double sink and herringbone tiled splash backs. Stacker doors provide seamless access to a generous low maintenance rear courtyard where there is plenty of space for your outdoor living and ample room for any future improvements (STPC). A clever walk-through laundry, downstairs bathroom, single garage with auto panel lift door, rainwater tank and under stair storage complete a value packed ground floor. Upstairs boasts 3 spacious bedrooms, all double bed capable, all with quality carpets and robe amenities. The master bedroom features a spacious walk-in robe and luxurious ensuite bathroom with dual rain head showers. Bedrooms 2 and 3 both offer built-in robes and are well serviced by a clever 3 way bathroom with open vanity and separate toilet. Ideal for homebuyers with a fastidious taste for luxurious amenities or the perfect investment solution to your portfolio. This tantalising 2 story townhouse is well worth and inspection. Briefly: * Modern, recently constructed, luxury townhouse * Formal and casual living areas plus 3 spacious bedrooms * Vibrant formal lounge adjacent the entrance * Open plan family/dining room with kitchen overlooking * Stunning modern kitchen offers composite stone bench tops, stainless steel appliances, crisp white push to open cabinetry, island waterfall breakfast bar, recessed double sink and herringbone tiled splash backs * Stacker sliding doors to spacious low maintenance rear court yard * Ground floor bathroom with open vanity * Walk-through laundry with under bench appliance space * Single garage with auto panel lift door * Under stair storage * 3 spacious bedrooms to the upper level, all double bed capable * All 3 bedrooms with fresh quality carpets and robe amenities * Master bedroom with walk-in robe and ensuite bathroom * Ensuite bathroom with dual rain head showers and wide vanity * Bedrooms 2 and 3 with built-in robes * Clever 3 way bathroom with open vanity and separate toilet * Ducted reverse cycle air-conditioning * Fabulous modern home with luxurious fittings throughout Ideally located in a vibrant family friendly area and nested centrally amongst the many parks and reserves the area has to offer. The Valley View Golf Course is just down the road along with numerous other sporting and social clubs. Modbury West School, Para Vista Primary & Prescott Primary Northern Schools within easy walking distance, along with Good Shepherd Lutheran School and the zoned Valley View Secondary School. Clovercrest Shopping Centre is within walking distance for your daily goods, while world class shopping at Tea Tree Plaza is a short drive away. Public transport is readily available and the Tea Tree Plaza Obhan Interchange will provide quick express transport to the city. Council: Tea Tree Gully Council Rates: \$1,929.35 pa Water Rates: \$167.84 pq Year Built: 2023 DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570