

# 3A Grove Street, Modbury, SA 5092



## House For Sale

Wednesday, 8 May 2024

3A Grove Street, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 261 m2**

**Type: House**



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**\$720,000 - \$740,000**

This designer townhouse, nestled in the heart of bustling activity, boasts open floor plans that amplify its versatile interior. Crafted by boutique builder PJT Constructions to an exemplary standard, it occupies a private enclave with ingenious parking solutions and ample space, a rarity among such developments. A choice is offered to purchase a home with superbly presented tiled floors. These stunning brand-new two-story homes have been meticulously designed, promising the new owner a luxurious lifestyle with top-tier fixtures and fittings. The only decision left to make is which home suits you best! Here are the distinguishing features of these homes:

**Upper level includes:** Spacious master bedroom with ensuite and walk-in robe  
Generously sized bedrooms 2 and 3, each with built-in robes  
Upper living area illuminated by a skylight  
Impeccable main bathroom with floor-to-ceiling tiles, and a separate bath and shower

**Lower level includes:** Open plan lounge/dining area  
Modern, chic kitchen featuring custom 2 Pac joinery, Caesarstone benchtops, Chef's gas cooktop, dishwasher, island bench with breakfast bar, and walk-in pantry  
Study  
Laundry with built-in storage  
Convenient powder room  
Under-stair storage with additional standing space, adaptable as a 'cellar' or for extra storage  
Single garage with automatic door and direct internal access  
Secure, low-maintenance rear yard with manicured gardens and a rainwater tank

**Additional features:** Ducted Toshiba heating and cooling throughout  
2.7m ceilings  
2.4m doors  
LED lighting throughout  
125mm skirting boards  
Stone countertops in both bathrooms  
Strategically situated within walking distance to Tea Tree Plaza, North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library, and public transport options including the City via The O-Bahn Interchange. Excellent public and private schools are just a short distance away. All this, and only approximately 15km from the Adelaide CBD.