

4 Coolabah Street, Modbury North, SA 5092

HARRIS

House For Sale

Wednesday, 22 May 2024

4 Coolabah Street, Modbury North, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 589 m2

Type: House



Nick Wheatman
0400296921



Tom Dunstan
0433594835

Contact Agent

Built in 1973 and loved by the same family ever since this 4 bedroom, single bathroom twin living area home is ready and waiting for its next chapter. In mostly original condition this home represents an excellent opportunity to make your mark and renovate to your taste while living in. Sitting on approx. 589sqm of usable land the gardens are a greenthumbs dream come true. Within the home large windows and light decor help create a bright warm living environment. The rooms are of generous proportion and most of the bedrooms are at the northern end of the home allowing separation between entertaining and sleep areas. The homes bathroom featuring both tub and shower and the separate toilet are centrally located to the 3 main bedrooms adding convenience. A large undercover patio at the rear of the home is a great spot to chill and take in the large rear garden. Your pride and joy is well catered for with undercover parking for multiple cars behind a secure roller door. Ducted evaporative cooling and gas heating helped with a couple of ceiling fans ensure you are kept comfortable all year round. An honest, solid home that would be perfect for a single, a couple or a family as well as an excellent investment. Perfectly located in a gorgeous green belt close to all amenities including major shopping centres and dining precincts and NOT going to auction. A rare opportunity in a tightly held market this one is not expected to last long. For more information feel free to contact Nick anytime. Specifications: CT / 5578/832 Council / Tea Tree Gully Zoning / GN Built / 1973 Land / 589m² Frontage / 21.97m Council / \$1,350pa ESL / \$280.70pa SA Water / \$161.70pa Estimated rental assessment: \$520 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Redwood Park P.S, Modbury School P-6, The Heights School, Ridgehaven P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409