

**4 Druminor Street, Modbury North, SA 5092**

**Boffo**

**House For Sale**

Wednesday, 3 April 2024

4 Druminor Street, Modbury North, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 756 m2**

**Type: House**



Robert Lonie  
0419129009

## **Auction \$895,000**

**Auction Location: On Site** This fabulous family home is the one you have been waiting for! Nestled within a leafy district of Modbury North adjacent Drumminor Lake and a short stroll away from excellent recreational facilities including Waterworld, Modbury Sports & Community Club and more. Situated on large 756sqm (approximate) corner block this beautifully presented home has been thoughtfully designed, providing ample space for the whole family with four bedrooms, multiple living areas including a stunning open plan living, dining and kitchen area and formal lounge room. The space doesn't just stop inside, featuring an incredible outdoor entertaining area with a pitched roof, two ceiling fans and built-in bar that overlooks the open decking and large lawn area for the kids and pets to run free and enjoy. Additionally providing ample space to accommodate for plenty of off-street parking at the rear of the home and in the carport. Simply move in, unpack and enjoy easy-care, convenient living in a sought-after location. Features that make this home special:- Master bedroom with walk-in robe, ensuite and ceiling fan- Good sized bedrooms two and three with built-in robes- Valuable fourth bedroom - Home office- Spacious formal lounge room - Open plan living, dining and kitchen area with heater, making the perfect space to entertain - Modern and stylish kitchen with stone benchtops, stainless steel appliances including gas cooktop and Westinghouse dishwasher, walk-in pantry and ample bench and cupboard space- Elegant main bathroom with separate bath and shower + separate toilet for convenience - Separate laundry with rear yard access - Ducted evaporative cooling - Outdoor entertaining area with pitched roof, two ceiling fans, blinds and built-in bar - Open decking, perfect to catch the summer sun - Landscaped front and rear yards- Garden shed - Single carport with roller door- Rear carpark - Instant gas hot water Superbly located only minutes away from all the shopping and entertainment that Westfield Tea Tree Plaza has to offer. In close proximity to a variety of excellent public and private schools, including Modbury Preschool to Year 6, The Heights School, Pedare Christian College and Gleeson College. Easy access to the CBD via the O'Bahn at Tea Tree Plaza Interchange or simply walk to the bus stop just 200m (approximately) away. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174