

4 Kestral Way, Modbury Heights, SA 5092



Sold House

Wednesday, 20 March 2024

4 Kestral Way, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



James Rawkins
0408081826



Tim Dennis
0882697711

\$685,000

Auction Location: On Site Nestled within a generously proportioned traditional allotment, this cherished residence awaits in the heart of Modbury Heights, inviting you to embrace its comforting ambiance and timeless allure. Seamlessly blending classic charm with modern comforts, this home promises to captivate you from the moment you step inside. Upon entry, you're greeted by a light-filled lounge room adorned with a gas heater, creating a welcoming space to unwind with loved ones. Transitioning effortlessly from the lounge, the meals area leads into the updated kitchen, which boasts timeless accents such as an electric cooktop, dishwasher, ample cupboard and bench space, all complemented by a neutral countertop and tiled splashback, forming a delightful focal point for culinary exploration. The family-friendly layout comprises three bedrooms, with the master featuring a ceiling fan and a convenient built-in wardrobe, while the guest bedrooms offer generous proportions and easy access to the centrally located main bathroom. Venturing outside, you'll discover a spacious rear yard, beckoning to the green thumb ready to transform it into their own tranquil haven. Parking is a breeze with a carport and a spacious driveway providing secure off-street parking. This enticing opportunity is located in a highly sought-after suburb, offering close proximity to local shops, schools, and convenient access to the Adelaide CBD. It's an ideal blend of suburban tranquillity and urban convenience, promising a lifestyle of comfort and ease.

Features that make this home special: - Bright and airy master bedroom featuring a ceiling fan and built-in cupboard - Well-proportioned second and third bedrooms, with the second bedroom also boasting a built-in robe - Updated kitchen equipped with an electric cooktop, dishwasher, and ample cupboard and bench space - Inviting lounge room at the entrance, adorned with a gas heater for added comfort - Updated main bathroom offering both a bath and shower, complemented by a separate toilet for enhanced convenience - Complete with ducted reverse cycle air conditioning for year-round comfort - Separate laundry with direct access to the rear yard - Expansive outdoor area featuring a verandah, perfect for outdoor entertainment and relaxation - Large shed with a panel lift door, providing ample storage space - Rainwater tank - Established backyard offering plenty of space for creating your own sanctuary or allowing pets to roam freely - Low-maintenance front garden with established plants, enhancing the home's curb appeal - Carport with a roller door accommodating two cars comfortably - Large driveway providing off-street parking for additional vehicles

Conveniently positioned just moments away from The Heights School, local shops, and numerous public transport links, this residence offers optimal accessibility. With the vibrant shopping and entertainment hub of Tea Tree Plaza nearby, along with seamless access to the CBD via the O-Bahn, every convenience is at your doorstep. 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 herewith 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