

# 4 Leo Crescent, Modbury Heights, SA 5092



## House For Sale

Wednesday, 20 March 2024

4 Leo Crescent, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 358 m<sup>2</sup>

Type: House



Antony Kershaw  
0412835021

## CONTACT THE AGENT

Welcome home to 4 Leo Crescent Modbury Heights. Situated in one of the Northeast's best loved suburbs, Modbury Heights, 4 Leo Crescent is a home that welcomes all with open arms. Whether you are a first-time home buyer, savvy investor or simply someone looking to downsize without compromising on quality, then this stunning three to four-bedroom, dual living area family home is sure to exceed your expectations. Built Circa 1993 by Weeks Peacock and situated on a large approx. 358 sqm block our home features an attractive garden frontage with feature stonework, a roller door garage with internal access to the home, plenty of parking space on the driveway plus additional parking bays directly across the road for when friends come to visit. Internally our home offers stunning new décor, light fittings and carpeting throughout with two large living areas, a formal dining room that could easily be transformed into a fourth bedroom, ducted heating and cooling systems for your comfort and solar panels to help with the power bills. There are three good-sized bedrooms in our home plus the potential for a fourth while the largest main bedroom provides ensuite access to the properties three-way bathroom. The solid hardwood timber kitchen is stunning with modern cooking appliances, an informal dining area and window views to the rear garden, there is also a practical laundry with good storage space. Outside our home features plenty of garden area for the children and pets to roam, a fantastic veranda patio area for entertaining, and a large tool shed for storage.

**WHAT WE LOVE ABOUT OUR HOME:** The attractive street frontage and landscaped gardens. The spaciousness and size of the property's living areas. The stunning modern décor with new carpeting and light fittings. The attractive hardwood timber kitchen with modern appliances. The two living areas and the formal dining room/fourth bedroom. The ducted air-conditioning and solar panel systems. The location close to shopping, schooling, and everything important. For further information, please contact Antony Kershaw of EXP Realty directly on 0412835021 to arrange an inspection, Antony is always available to take your call. RLA 301997/RLA 300185

**Disclaimer:** The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.