

4 Silvermere Terrace, Modbury Heights, SA 5092

Boffo

House For Sale

Thursday, 16 November 2023

4 Silvermere Terrace, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 696 m2

Type: House



Fadi Oudih
0455999007



Surinder Singh
0488555119

Auction \$595,000

Auction Location: On Site Explore your creativity and enhance this untouched canvas, crafting it into your personalised contemporary gem. Nestled on a generously sized traditional allotment, this three-bedroom residence, in its original condition, sprawls across a generous 696sqm (approximately), providing ample space for your imagination to flourish. Boasting an impressive frontage of approximately 18.28m, this property offers discerning buyers prime land. As you step inside, the residence unfolds with delightful character features, ranging from a captivating brick feature wall to a warm combustion fire heater in the cozy lounge room. The house comprises three well-sized bedrooms and a central main bathroom, with the original kitchen and meals area taking center stage. Step outside to discover a spacious haven with a large verandah entertainment area overlooking the expansive rear garden, providing a canvas for gardening enthusiasts to create their own oasis. Covered parking is conveniently provided with a carport, while all storage needs are met with garden sheds. This home represents genuine value, offering a myriad of possibilities for the new homeowner: embrace the current state, embark on renovations and add personal touches, consider leasing for potential returns, or subdivision/redevelopment (subject to planning approval). Seize the opportunity to make this property your own and relish in all the possibilities it presents. Features that make this home special:- 696sqm (approximately)- 18.28m frontage (approximately) - Three spacious bedrooms, bedroom 2 with robe and desk - Large lounge room with combustion heater- Original kitchen with free-standing gas cook top and oven and ample bench and cupboard space- Meal's area adjacent to the kitchen- Bathroom with bath and shower- Convenient separate toilet - Laundry with direct access to the rear yard- Expansive verandah, overlooking the backyard - Spacious backyard for kids and pets to enjoy- Carport and multiple sheds Ideally located only a short distance from The Heights School, local shops, and many public transport options. All of the shopping and entertainment that Tea Tree Plaza has to offer nearby with easy access to the CBD via the O-Bahn! 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