

4 Usk Court, Modbury Heights, SA 5092



Sold House

Friday, 11 August 2023

4 Usk Court, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 3

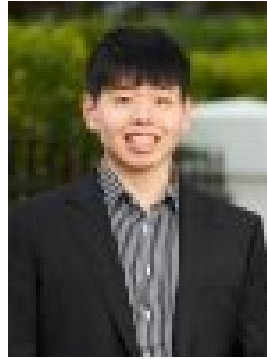
Parkings: 2

Area: 640 m2

Type: House



Mannas Chan
0451858389



Miguel Zhang
0410208912

\$685,000

Quietly positioned in this family-friendly pocket of the north-east a stone's throw to schools and arm's reach to leafy parks and pristine playgrounds, this light-filled modern contemporary beauty is love at first sight as it spills with surprising feature and form. A picture-perfect home for growing families to start their exciting next chapter, fall in love with character charm like solid timber floors, a spacious living zone inviting cosy nights and movie-marathon weekends, formal dining for delicious dinners, and an inspiring chef's kitchen flush with contemporary cabinetry as well as breakfast bar ready for the morning rush. With views across the rear deck and backyard, enjoying sunny get-togethers with friends, balmy twilight evenings or just keeping an eye on the kids happily playing or family pet roaming couldn't be easier. There's excellent, everyday practicality here too, delivering a generous master bedroom complete with walk-in wardrobe and ensuite, two more good-sized bedrooms as well as huge outdoor rumpus with bathroom making it an impeccable retreat for the lucky teen or incredible office for those looking for work-from-home advantage. With such fantastic purpose adding to a property that's already packed with free-flowing functionality, not to mention a quick 5-minutes to Clovercrest Village or just 8-minutes to the bustling TTP for unrivalled shopping and entertainment, the long-term comfort and convenience here makes 4 Usk Court a must see!

KEY FEATURES

- Beautifully light-filled living zone with ceiling fan, split-system AC and wall heater serving up relaxed comfort and cosy nights as well as lovely adjoining dining
- Spacious contemporary kitchen featuring great bench top space and breakfast bar, abundant cabinetry, dishwasher, stainless oven and gas stove top, and backyard views
- Generous master bedroom with ceiling fan, WIR and private ensuite
- 2 additional good-sized bedrooms, one with handy BIRs
- Central bathroom with relaxing tub and shower combo
- Huge outdoor rumpus with split-system AC in full bathroom offering incredible entertaining options, teenage retreat/4th bedroom or inspiring home office/studio
- All-weather outdoor deck and alfresco with wide pergola, brick-paved courtyards and neat garden beds ready for planting
- Ducted evaporative AC throughout
- Carport and wide driveway with plenty of space for off-street parking
- Cellar for additional storage

LOCATION

- A short stroll to a variety of nearby walking trails, playgrounds and reserves inviting lots of weekend adventure
- Only 1.2km to East Para Primary and 5-minutes to The Heights School for stress-free morning commutes
- A quick 8-minutes to Tea Tree Plaza for all your daily shopping, café and entertaining needs

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

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Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 640sqm (Approx.) House | 278sqm (Approx.) Built | 1978 Council Rates | \$1,916.99pa Water | \$169.37 pq ESL | \$300.95pa