

40 & 40A Michael Avenue, Modbury North, SA 5092



## House For Sale

Thursday, 30 May 2024

40 & 40A Michael Avenue, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Auction

Presented by your local real estate agent Mohit Gupta of Ray White Modbury are these 2x brand new 'STUNNING HOMES' now available in the ever popular suburb of Modbury North. Built in 2024, these homes are perfect for the modern family, a first home buyer looking for a new home ready to move right in, or even the empty nester looking to relocate to a quality home without the constraints of daily garden maintenance. Welcome to 40 & 40A Michael Avenue, Modbury North! Situated only a stone's throw away from Clovercrest shopping centre, Clovercrest Hotel, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, many public transport options on Kelly/Montague road and ample parks within arms reach. These Homes include many features such as:

- Built in 2024.
- Low maintenance yards with the comforts of luxury living.
- Timber floating floors within the main areas of the homes with carpeted bedrooms.
- Recess down lights throughout the homes.
- Ducted and Zone controlled reverse cycle AC system
- Open area front entryway offering a great space for a study area.
- Master suite completed with walk in robes and ensuite bathroom with floor to ceiling tiles, electric mirror.
- Additional 2 bedrooms fit with built in robes and plenty of size for a growing family.

Centrally located main bathroom with floor to ceiling tiles, electric mirrors, fit with bathtub and shower, separate toilet and vanity powder room.

- Laundry conveniently close to bedrooms and offering side access to yard.
- Spacious and very functional open plan family room includes kitchen, meals area and living room all in one.
- Modern gas kitchen with stone benchtops, ample cupboard space, central island counter and a butlers separate butlers pantry offering an additional sink/counter space, ample shelving and dishwasher.
- Large living room completed with a stunning electric fireplace perfect to keep everyone warm on family movie nights.
- Glass sliding door to rear yard with pitched pergola and low maintenance garden.
- Automatic irrigation system in the front & back gardens, plus a rain water tank.

Within close proximity to Clovercrest shopping centre, Medical center, Clovercrest Hotel, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, many local public transport options on Kelly/Montague road and ample parks.

- In close proximity to the Good Shepherd Lutheran school, clovercrest swim center, child car center and a multitude of other facilities.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that both these properties are scheduled to be auctioned on 15/06/2024 at 10:00am and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

**DISCLAIMER:** We have in preparing this document used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341