

**421 Montague Road, Modbury, SA 5092**



**Sold House**

Friday, 3 November 2023

421 Montague Road, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 602 m2**

**Type: House**

**\$682,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this excellent 1967 built family home in the thriving suburb of Modbury. This home is perfect for buyers in all stages of life; from the first home buyer looking to take the leap, to an investor looking to reap highly sought after rental returns. Welcome to 421 Montague Road, Modbury! Situated on a generously sized 602sqm north facing allotment with an approximate frontage of 19.40 metres astute purchasers will notice the subdivision potential subject to the necessary planning consent. Located only a stone's throw away from the Clovercrest Shopping Centre, many local parks and reserves such as Sir Frank Berryman Reserve and Burregah Reserve as well as Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital and surrounded by various public transportation options along Montague Road, Kelly Road and McIntyre Road; this is an opportunity to purchase into an amazing local community. Features of this fantastic home include:

- Warm and welcoming entrance way.
- Instant liveability with split system air conditioners located in the master bedroom and 2nd bedroom; a wall mounted air conditioner located in the dining room and warm polished timber floors located in the living room, hall way and all bedrooms.
- The master bedroom comprises built in robes, ceiling fan, split system air conditioner and views out to the front yard.
- A centrally located living room with ceiling fan, electric heater with glass sliding doors for added privacy in keeping with the vintage of the home.
- A separate meals area with wall mounted air conditioner and ceiling fan seamlessly flowing into the kitchen with gas cooktop, dishwasher and contemporary cabinetry looking out over the backyard.
- Bedroom 2 is complete with split system air conditioner, ceiling fan and built in robes.
- Bedroom 3 is complete with ceiling fan, built in robes, blinds and views out to the backyard and Adelaide hills.
- Main bathroom with a separate toilet is neat as a pin with the classic retro tiling.
- Laundry with ample storage and nearby external access.
- Linen cupboard.
- The large outdoor undercover area is perfect for entertaining all year round looking out over the large backyard which is great for children and pets as well as having its own views to the Adelaide hills.
- Tool shed with power.
- Water tank.
- Secure access on both sides of the property.
- Parking in all weather is a breeze thanks to the double length carport with automatic roller door - 2.9 metre clearance once past the roller door.
- NBN fibre to the premises connection availability.
- Built in 1967.
- No easements, encumbrances or significant trees.
- Locally zoned schooling options include Valley View Secondary School while nearby schooling options include unzoned schooling options include East Para Primary School (R-6), Modbury West School (R-6) and The Heights School (P-12).
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent.
- Within close proximity to Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, The Clovercrest Village as well as ample parks and walking trails.

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 this property is scheduled to be auctioned on 18/11/2023 @ 1:00PM 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 endeavours 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