

**42B Berryman Drive, Modbury, SA 5092**



**House For Sale**

Thursday, 9 November 2023

42B Berryman Drive, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 155 m2**

**Type: House**



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## **Auction Saturday 2nd of December at 6pm**

Contemporary design and modern architectural appeal emanate from this modern contemporary courtyard residence. Offering elite fittings and thoughtful design throughout, the home will appeal to the astute purchaser who desires a low maintenance lifestyle on a lock up and leave allotment. A great location close to local shopping, reserves and public transport will appeal to the aspiring investor or home buyer, while timber grain floating floors, fresh neutral tones, black aluminium windows and LED downlights create a sophisticated decor that will engage the senses and relax the mind. Enjoy spacious open plan living with a large combined family/dining room offering plenty of space for your daily living. A clever design features a stunning modern kitchen and butler's pantry, seamlessly integrating within the living space. Cook in contemporary comfort with composite stone bench tops, window splashback's, stainless steel appliances, waterfall breakfast bar and plenty of cupboard space. Step outdoors and relax alfresco style on a full width portico, constructed under the main roof privately nestled in a cosy backyard with a rainwater tank and ample room for your future garden. The home boasts 3 spacious bedrooms, all double bed capable, all with robe amenities. The master bedroom features a spacious walk-in robe and delightful ensuite bathroom. Bedrooms 2 and 3 both have built-in robes. Both ensuite and main bathroom offer stylish amenities including semi frameless shower screens, rail and rain head showers, shampoo niches, floor to tiles and contemporary tapware. Valuable amenities include a clever walk-through laundry with ample storage and a single garage with auto panel with door and direct interior access to the home. Ducted reverse cycle air-conditioning will ensure your year-round comfort, completing a sensational modern home with a vibrant contemporary appeal. Briefly: \* Stunning modern courtyard home in idyllic lifestyle location \* Vibrant reserve outlook to Sir Frank Berryman Reserve \* Just 100 m from Clovercrest Shopping Centre \* Timber grain floating floors, fresh neutral tones, black aluminium windows and LED downlights \* Generous open plan family/dining room with stylish kitchen seamlessly integrated \* Kitchen features butler's pantry, composite stone bench tops, window splashback's, stainless steel appliances, waterfall breakfast bar and plenty of cupboard space \* Full width alfresco portico constructed under the main roof \* 3 spacious bedrooms, all double bed capable \* Master bedroom with generous walk-in robe and ensuite bathroom \* Bedrooms 2 and 3 with built-in robes \* Both main bathroom and ensuite feature semi frameless shower screens, rail and rain head showers, shampoo niches, floor to tiles and contemporary tapware \* Clever walk-through laundry with ample cupboard space and exterior access \* Single garage with auto panel with door (internal and exterior access doors) \* Extra parking available in a exposed aggregate driveway \* Ducted reverse cycle air-conditioning Ideally located amongst the many parks and reserves the area has to offer. Sir Frank Berryman Reserve and playground are just across the road and Thomas Turner Reserve and the Valley View Part 3 Golf Course are just down the road. Para Vista Primary, Modbury West School, East Para Primary School and Ingle Farm East Primary are all nearby for the younger kids, while the teens will enjoy quality education at the zoned Valley View Secondary School. Clovercrest Shopping Centre is only 100 m away for your daily goods, while world class shopping at Tea Tree Plaza is a short drive away. Public transport is readily available and the Tea Tree Plaza Obhan Interchange will provide quick express transport to the city. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using 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 326570