

**45 Australia Avenue, Modbury, SA 5092**



**House For Sale**

Wednesday, 31 January 2024

45 Australia Avenue, Modbury, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



George De Vizio  
0412392158



Julian Rullo  
0407846417

## Auction \$790,000

Welcome to your dream family home! This spacious and meticulously renovated property is not only an ideal haven for families but also a lucrative investment opportunity. With 4 bedrooms plus a study, this residence caters to the diverse needs of both growing families and savvy investors. The main bedroom is a retreat in itself, boasting an oversized layout, a walk-in robe, and a luxurious ensuite, providing the perfect sanctuary for relaxation. Bedrooms 2 and 3 are thoughtfully designed with built-in robes, offering ample storage space, while all bedrooms are conveniently serviced by the main bathroom, ensuring comfort for everyone. Step into the heart of the home, where the open plan kitchen, living, and dining areas seamlessly flow together, creating a welcoming space for family gatherings and entertaining guests. The kitchen has been tastefully renovated, providing a stylish and functional hub for culinary enthusiasts. Enjoy the convenience of a covered outdoor entertaining area, accessible from the family room, perfect for alfresco dining or unwinding in the fresh air. Enjoy the additional perk of a paved basketball court, adding an exciting element for sports enthusiasts or family activities. The property also features a double carport leading to a large 58m<sup>2</sup> shed, completed with a protective epoxy floor coating, a haven for car enthusiasts, also doubling as a versatile man cave. Nestled in a convenient location, this home offers not only comfort and style but also easy access to essential amenities. A short stroll away from the Tea Tree Plaza interchange, residents enjoy seamless connectivity with direct access to the city via the o-bahn, making daily commutes a breeze. For those who love retail therapy, indulge in the shopping at Westfield Tea Tree Plaza, just moments away. Explore an array of shops, boutiques, and entertainment options right at your doorstep. Families with educational priorities will appreciate the proximity to many leading schools, providing a range of educational options for children of all ages. This sought-after locale combines the tranquillity of a residential setting with the convenience of being close to educational institutions, shopping centres, restaurants, cinema and Modbury Hospital, making it an ideal choice for families. What We Love; - Four bedrooms plus study - Main bedroom includes walk-in robe and ensuite - Bedrooms two and three include built-ins - Open plan living area - Outdoor entertaining area - Huge shed with concrete floor - Ducted reverse cycle air conditioning - Fantastic location Don't miss out on the opportunity to make this ideal family home yours. Embrace a lifestyle of comfort, convenience, and contemporary living in this beautifully renovated property. Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see out why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide. \*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015