

# 46 Hinkler Crescent, Modbury Heights, SA 5092

## House For Sale

Thursday, 16 November 2023

46 Hinkler Crescent, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 618 m2

Type: House



Matthew Lipari  
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## Auction

This wonderfully maintained home sits on a generous 618 square meter allotment and is positioned in the beautiful location of Modbury Heights. Appealing to a wide range of buyers, this home boasts a host of highlights including three bedrooms, multiple living areas and an attractive north facing backyard with an alfresco area. Delightfully nestled close to an array of admirable amenities, this home is within close proximity to the popular Westfield Tea Tree Plaza which offers an abundance of shopping, entertainment and dining options. The beautiful reserves that surround this home include Hargrave Reserve and Noya Reserve and you can find quality educational options nearby such as The Heights School which caters for students from Preschool (age 3 1/2) through Year 12, and is amongst just three Ignite focus schools for gifted students. Golden Grove Lutheran Primary, Pedare Christian College and King's Baptist Grammar School are just a few of the other quality education options close by. More features to love: > Three great sized bedrooms with a built-in robe to bedrooms one and three as well as a ceiling fan to bedroom one. > A lovely formal lounge room which includes a heater and plenty of space to relax and wind down with loved ones. > Step further through the home and you will encounter an inviting family room which offers a skylight and connects seamlessly to the backyard, making this the perfect space to spend time with family and friends. > The light filled, two way kitchen comprises a gas cooktop, a double sink, a dishwasher, a walk-in pantry, a valuable servery to the family room and intertwines effortlessly to the dining room. > The spacious north facing backyard features an attractive alfresco area. > A convenient study nook. > Neutral bathroom with a separate toilet and linen press. > The laundry includes a built-in cupboard and offers valuable external access. > Rear shed to cater for your storage needs. > Carport with secure parking space for one vehicle. Additional driveway parking is also on offer for your convenience. > Solar system. > Ducted evaporative cooling throughout. Details: Certificate of Title | 5198 / 17 Title | Torrens Title Year Built | 1979 Land Size | 618 sqm approx Cooktop | Gas Council | City of Tea Tree Gully Council Rates | \$424.91 p/q Water Rates | \$158.63 p/q All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.