

**477 Wright Road, Modbury, SA 5092**



**Sold House**

Thursday, 9 November 2023

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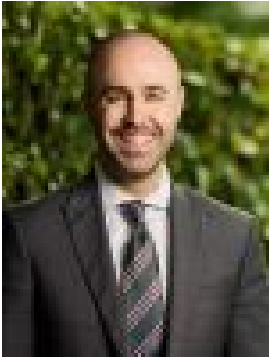
**Bedrooms: 3**

**Bathrooms: 2**

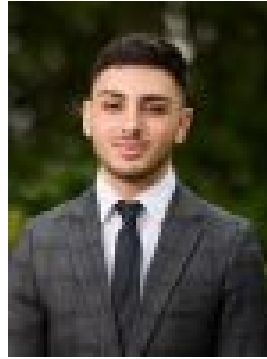
**Parkings: 2**

**Area: 329 m2**

**Type: House**



Nick Borrelli  
0861871302



Cristian Aloisi  
0431465222

**\$770,000**

Step through the crafty timber front door and enter a realm of modern elegance, meticulously crafted to cater to the needs of discerning families. This brand-new home epitomizes the essence of light, brightness, and spacious living in a highly sought-after location. Inside, you'll discover three generously-sized bedrooms that offer a haven of comfort. Each bedroom is adorned with plush carpeting and sleek blinds, creating a cozy and private atmosphere. The master bedroom stands out with its expansive walk-in robe, seamlessly leading to a luxurious ensuite. This ensuite is complete with a shower, toilet, and an elegant vanity, offering a private retreat within your own home. The remaining bedrooms are not to be outdone, as they come equipped with built-in robes that invite relaxation and rest. Enjoy the freedom of an open-plan living area, where the 2.7-meter ceilings and expansive 2.4-meter doors create an ambiance of grandeur. Downlighting throughout the home accentuates its modern aesthetic, while the sleek timber in the main living area adds a touch of sophistication. The kitchen, the heart of the home, features exquisite stone bench-tops, a walk-in pantry, and seamlessly connects to the outdoor alfresco area under the main roof. Entertaining is a breeze with this stunning yet simple outdoor space that extends your living area. Designed with the utmost consideration for family comfort, this home is equipped with ducted heating and cooling, ensuring optimal climate control year-round. Both bathrooms, beautifully tiled to the ceiling, exude a modern ambiance. The main bathroom offers a bathtub, separate vanity, a separate toilet, and a semi-frameless shower screen for a contemporary finish, providing the utmost convenience for daily living. Nestled seamlessly behind the sophisticated main bathroom is a separate laundry room, thoughtfully designed for both convenience and functionality with provisions for both a washing machine and dryer under the bench. This space is both practical and visually appealing, enhancing the overall flow within the home. Functionality seamlessly blends with finesse in this home, as it boasts features such as a double automated garage and concrete driveway that provides additional off-street parking. Enjoy an excellent and active lifestyle right from your doorstep at this convenient location. Just a quick 5-minute walk away, you'll find Westfield Tea Tree Plaza, fulfilling all your shopping, amenity, and entertainment needs, complete with Hoyts cinemas. Nearby schools, including Modbury West School, Prescott Primary and Good Shepherd Lutheran, are within walking distance, and the Hope Valley Reservoir, nature trails, and reserves are just 2 kilometers away, offering a natural escape. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | TEA TREE GULLY Zone | GN - General Neighbourhood \\ Land | 329sqm (Approx.) House | 163sqm (Approx.) Built | 2023 Council Rates | \$1372 pa Water | \$307 pq ESL | \$191 pa