

**4a Bert Street, Modbury, SA 5092**



**Sold House**

Friday, 18 August 2023

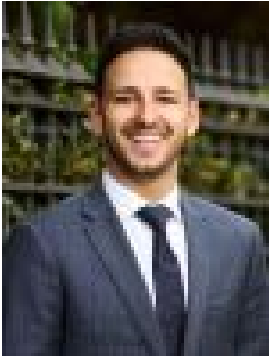
4a Bert Street, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Stefan Siciliano  
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Charlie Hay  
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**\$635,500**

Embrace elegance and family comfort, in the heart of Modbury, in a tranquil sanctuary where modernity and warmth converge. Greeted by an inviting façade, step into the master bedroom adorned with mirrored built-in wardrobes, capturing the eye with a large bay window looking out to the front of the property. Bathing in natural light, the ensuite bathroom offers beautiful tiling, a bathtub, shower and a vanity, complemented by a separate toilet and additional vanity. Immerse yourself in comfort as you stroll on floorboards through three spacious bedrooms, each thoughtfully equipped with built-in wardrobes and ceiling fans. Reverse cycle ducted AC invite relaxation, while downlighting casts a gentle glow throughout the home. Unleash your culinary creativity in the recently updated kitchen, a chef's dream with marble-look bench tops, Euro dishwasher, Euro oven, Devanti induction cooktop and a Puratap, all framed by a window that accentuates the epitome of open-plan living. The effortless flow leads you directly into the dining and living spaces, patiently waiting to be styled to your whims and desires. Wander outside to discover outdoor bliss; a rear verandah gives way to a tidy, landscaped yard, offering an oasis of calm. Adjacent, an additional verandah extends from the double roller door garage, providing versatility as a carport or second alfresco dining space. Recently updated laundry facilities emphasise convenience with provisions for washing machine and dryer, a sink and direct external access. Blinds throughout lend a refined touch and the addition of a garden shed fulfils practical needs. Life in Modbury offers a rich tapestry of amenities to indulge every lifestyle. A hub of shopping, dining and entertainment, Tee Tree Plaza stands just moments away, while families will appreciate the proximity to excellent schools. Various parks and recreational facilities such as Civic Park and Dry Creek trails dot the landscape, providing green escapes for outdoor enthusiasts - all crafting a vibrant backdrop to your new home and community. This family home stands as a true testament to tasteful design and meticulous attention to detail in a thriving community. Additional features include:

- Electric roller shutters on all sliding doors and windows
- Low maintenance front garden and well manicured rear garden with hedges
- Provisions for bar seating at the kitchen bench and ample cupboards
- Linen closet just outside the bathroom offers additional storage options
- Secure single car garage with electronic roller door
- Alarm system
- Solar panels
- Nearby schools include: Modbury West School, Prescott Primary, Good Shepherd Lutheran School, Modbury South Primary School, Torrens Valley Christian School, Valley View Secondary School, Pinnacle College, Kildare College

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