

**5 Grenache Avenue, Modbury, SA 5092**

**HARRIS**

**House For Sale**

Thursday, 18 April 2024

5 Grenache Avenue, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 241 m2**

**Type: House**



Andrew Farnworth  
0433963977



Matt Ashford  
0497449525

**\$689k-\$749k**

Andrew Farnworth and Harris Real Estate welcome you to 5 Grenache Avenue, a stunning example of modern architecture and stylish living constructed in 2022 by Lofty Homes. Located in the vibrant and well-connected suburb of Modbury, this property is a perfect embodiment of contemporary luxury and functional design. The home opens to a sleek, flexible space at the front, ideal as a second living area or a home office, catering to the needs of today's dynamic lifestyles. Further into the house, the expansive open plan layout includes a kitchen, meals, and family room, all under impressive 2.7m high ceilings, creating a sense of spaciousness and elegance. The kitchen is a culinary dream, featuring a window splashback, a gas cooktop, an oven, a dishwasher, and an island bench. It offers abundant cupboard space, ensuring every utensil and appliance has a place. Comfort is a priority with ducted reverse cycle air conditioning providing year-round climate control, while stylish floating floors and LED downlights add a touch of sophistication that mimics a show home's look and feel. The home accommodates three bedrooms; the master suite boasts a walk-through robe leading to a deluxe ensuite with floor-to-ceiling tiles, a semi-frameless glass shower, and niche shelving. The additional two bedrooms are well-sized and include built-in robes. The main bathroom is equally luxurious, equipped with a large shower featuring a rainfall showerhead and a separate bathtub for relaxation. Functionality extends to the laundry, fitted with built-in cabinetry, rounding off the internal features of the home. Outside, the property continues to impress with a covered entertaining area that provides a wonderful space for social gatherings, complemented by a section of lawn perfect for children and pets to play. Secure off-road parking is provided by a garage with an automatic panel lift door, and a rainwater tank is installed to help reduce utility bills. Situated in a prime location, 5 Grenache Avenue is mere minutes from Tea Tree Plaza, the North East Modbury Medical & Dental Centre, Modbury Hospital, and Civic Park. Public transport is conveniently accessible, including the O-Bahn Interchange for a quick commute to the city. Quality education is easily within reach with excellent public and private schools nearby. All this, and just approximately 14km from the Adelaide CBD. For those seeking a blend of modern luxury and practicality with a touch of elegance, 5 Grenache Avenue offers an unrivalled opportunity in Modbury. To discover more about this impeccable property or to arrange an inspection, please contact Andrew Farnworth today. Specifications: CT / 6265/121 Council / Tea Tree Gully Zoning / HDN Built / 2022 Land / 241m<sup>2</sup> (approx) Frontage / 6.8m Council Rates / \$1,739.61pa Emergency Services Levy / \$133.15pa SA Water / \$158.63pa Estimated rental assessment / \$630 - \$680 per week / Written rental assessment can be provided upon request Nearby Schools / Modbury West School, Modbury South P.S, Modbury School P-6, Wandana P.S, Modbury H.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069