

5 Marieberg Avenue, Modbury Heights, SA 5092



Sold House

Monday, 23 October 2023

5 Marieberg Avenue, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mohit Gupta
0421472034



James Casserly
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\$760,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this stunning family home in the heart of arguably one of Adelaide's most sought after communities being Modbury Heights. Welcome to 5 Marieberg Avenue, Modbury Heights! This fantastic 1980 built property offers a lifestyle that flows effortlessly from the front door right through to the back. Spacious and comfortable in proportions, it's a lifestyle of ease and convenience that is discovered when stepping foot into this fantastic home. Situated on a north facing, generously sized allotment of approximately 594 sqm and with a frontage of approximately 19.40 meters astute purchasers will notice the subdivision potential subject to the necessary planning consent. Located within minutes from The Heights Shopping Centre, The Heights School, numerous parks and reserves and public transportation options along Ladywood Road and minutes from Westfield Tea Tree Plaza and Bus Interchange and Modbury Hospital. This is an opportunity to purchase into a hotly contested pocket of an amazing local community. This home has some very unique features which consist of but are not limited to:

- Manicured front gardens and immaculate street presence.
- Warm and inviting entrance way.
- Tiled flooring throughout the main living quarters of the home as well as ducted evaporative cooling and down-lights throughout.
- Upon entry you will notice the spacious formal lounge room with views out to the front gardens.
- Master bedroom located on the ground floor comprises built in robes and a 2 way bathroom with separate powder room, toilet and linen cupboard which acts as an ensuite and creates a luxurious parents retreat at bedtime.
- A second living and adjoining home office space is located towards the rear of the ground level. The perfect spot for a quiet moment and for those who work from home.
- Contemporary kitchen with gas cooktop, dishwasher, walk in pantry and under stairs storage as well as a pass through to the meals area and views out to the manicured rear gardens and entertaining area.
- Bedrooms 2, 3 and 4 are all located on the 1st floor.
- Bedrooms 2 and 4 come complete with built in robes.
- The 2nd bathroom is located on the 1st floor and includes a separate toilet.
- Another linen cupboard located on the 1st floor adds to the homes ample storage options.
- Large laundry room with nearby external access.
- Low maintenance garden perfect for children and pets.
- The double carport with secure roller doors includes internal access to the home and also provides drive through access to the garage at the rear through another secure roller door.
- A 4mx6m garage with pull up door is complete with power.
- Small tool shed tucked away in the corner of the backyard.
- Secure gated access.
- Rain water tank.
- No easements.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- Zoned to The Heights School and within close proximity to Redwood Park Primary School and Modbury School (P-6).
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Only a matter of minutes to The Heights Shopping Centre, The Heights School, local parks and reserves, Tennis clubs, Aquatic center, Soccer club, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and many other amenities. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on 04/11/2023 @ 4:00PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341