

**5 Matilda Terrace, Modbury Heights, SA 5092**



**House For Sale**

Thursday, 18 January 2024

5 Matilda Terrace, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 690 m2**

**Type: House**



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## **Auction (\$649,000)**

Auction Location: Onsite Auction - Onsite, Saturday the 3rd of February 2024 at 11:00am Welcome to this recently refreshed three-bedroom solid brick home, a classic beauty built in 1973 on a generous 690m<sup>2</sup> (approx.), easement-free allotment. Each of the three bedrooms is adorned with built-in robes and features convenient electric roller shutters for added security and light control. The interior has been recently revitalized with fresh paint and new flooring, creating a contemporary canvas for the lucky new owner. A versatile external rumpus room offers the flexibility to be a second living area, a potential fourth bedroom, teenagers retreat or even a home business space. Additionally, a spacious shed with power and drive-through access from the garage adds practicality and convenience, making this property a delightful blend of classic charm and modern functionality. Whether you are on the search for your first home, downsizing to something more manageable or looking for the next investment opportunity, this one will be sure to tick all the boxes! Features you will love: \* 3 bedrooms all featuring built-in robes and electric roller shutters \* Functional kitchen with gas cooktop, electric oven and plenty of storage \* Versatile external rumpus room or potential 4th bedroom \* Evaporative air conditioning and ducted gas heating for year-round climate control \* Freshly painted throughout in neutral tones \* New carpet and flooring throughout \* Solar panel system providing energy efficiency \* Undercover veranda ideal for outdoor entertaining \* Fully fenced with gated driveway access for additional security \* Gas hot water \* Large shed with power Conveniently located and perfectly positioned nearby to public transport, public and private schooling, shopping facilities such as Westfield Tea Tree Plaza and Billabong reserve within easy reach. 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516