

52 De Sassenay Crescent, Modbury Heights, SA 5092 **RayWhite**

House For Sale

Friday, 1 December 2023

52 De Sassenay Crescent, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 633 m2

Type: House



Mohit Gupta
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Auction (USP) 19/12 @ 7:00PM

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely family home located in the heart of arguably one of Adelaide's most sought after communities being Modbury Heights. Welcome to 52 De Sassenay Crescent, Modbury Heights! Situated on a generously sized allotment of approximately 633m² with an approximate frontage of 19.30 metres prospective purchasers will note the subdivision potential subject to the necessary planning consent. Only a short walk away from the much sought after Heights School, the Heights Shopping Centre, Hargrave Reserve and minutes away from Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Modbury Jets Amateur Football Club and public transportation options along Ladywood Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. This 4 bedroom home has some very unique features which consist of but are not limited to:

- Immediate liveability upon entry with immense street appeal, a striking entranceway, polished timber floors throughout and ducted evaporative air conditioning and ceiling fans throughout while including two split system air conditioners in ideal positions.
- Bedroom 2 is located at the front of the home and comes complete with floor to ceiling built in robe, block out blinds, ceiling fan and roller shutters. Views out to the picturesque front garden.
- The luxurious bathroom backs onto the 2nd bedroom and comes complete with the finest of fixtures and fittings - including an oversized shower, high quality bath and toilet included.
- Storage space through the linen cupboard in the hallway of the bedroom wing.
- Bedroom 3 comprises of floor to ceiling built in robe and roller shutters.
- The master bedroom is located at the end of the hallway of the bedroom wing of the property and consists of floor to ceiling built in robes, ceiling fan and split system air conditioner as well as roller shutters. An added possibility is to extend the master bedroom into the courtyard space and create a private ensuite subject to the necessary planning consent.
- The lounge is located at the front of the home and overlooks the beautiful front gardens while comprising of gas heater and roller shutters.
- The contemporary stone kitchen is centrally located with tiled flooring and sizable walk-in pantry, gas stove top and high quality fixtures and fittings. Backing onto the laundry with ample storage space and rear access.
- An open space from the kitchen through to the living space creates an easy flow that makes entertaining even easier for family and friends.
- A side sitting room is the perfect space for even a study or home office.
- The expansive living space includes a gas heater and opens out to the 2nd meals area and outdoor entertaining area. With a luxurious skyline window you get an amazing sense of natural light and space while looking out to the local flora and fauna.
- The 4th Bedroom / rumpus or guest room is large in size and comes complete with a split system air conditioner and rear storage that could easily be converted into a 2nd ensuite subject to the necessary planning consent. It also has external access to the automatic double length carport making extended stays with family an easy possibility through private entry and exits.
- The outdoor entertaining area is under cover and allows for year round entertaining. Complete with ceiling fan and café blinds while opening out to the lovely manicured lawns and rear gardens which make the perfect spot for the children and pets to enjoy.
- Both the front and rear gardens have timed irrigation systems making their care low maintenance.
- A sizable solar system is included which has reduced many electricity bills.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent while local schooling options include being zoned to The Heights School (R-12.)

• NO EASEMENTS, ENCUMBRANCES OR SIGNIFICANT TREES. 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 19/12/2023 @ 7:00PM 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