

**521A Montague Road, Modbury, SA 5092**



**House For Sale**

Thursday, 18 April 2024

521A Montague Road, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 225 m2**

**Type: House**



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## Contact agent !

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this low maintenance luxurious proposition in the heart of Modbury. Perfect for the modern family, a first home buyer looking to take the leap, or even the empty nester looking to downsize to a quality home without the constraints of daily garden maintenance. Welcome to 521A Montague Road, Modbury! Within minutes from Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital and surrounded by various public transportation options along Montague Road, Nelson Road and North East Road; while nearby schooling options include Modbury West School, Modbury School P-6 and Modbury High School to name a few. You will have an abundance of local amenities at your doorstep. This is an opportunity to purchase into a hotly contested, amazing local community. Features of this amazing home include:

- Excellent street presence and curb appeal.
- Immediate livability upon entry with floating timber floors, block out blinds on all windows and ducted reverse cycle air conditioning throughout; as well as the highest of quality fixtures and fittings have been sought to provide the property a luxurious finish.
- A study/home office or lounge room at the front of the home easily accessible upon entry. An excellent option for those who work from home or to relax with a good book.
- Central hallway with linen cupboard leads through to the bedrooms and open plan kitchen/living area.
- The spacious master bedroom comprises walk through robe leading to a luxurious ensuite complete with stone benchtop vanity, shower with shower alcove, toilet and floor to ceiling tiles.
- Bedrooms 2 and 3 are both complete with floor to ceiling built in robes.
- Main bathroom with stone benchtop vanity, high quality fixtures and fittings, shower, bathtub, toilet and floor to ceiling tiles.
- The split level design to the open plan kitchen and living area allows meals to be prepared and enjoyed for family and friends while still being part of the conversation.
- A true chefs kitchen complete with gas stovetop, dishwasher and ample stone benchtop space.
- Step out past the spacious living area to the rear low maintenance courtyard perfect for the modern family and enjoy the panoramic views of the Adelaide hills all year long.
- Sizeable laundry with external access and ample storage space.
- Single automated garage with internal access to the Central hallway and rear access to a small courtyard which is the perfect space for a quiet moment of mindfulness.
- Gas hot water system.
- Water tank plumbed to both toilets.
- 6.6KW Solar system.
- NBN Fibre to the Premises approved.
- Within close proximity to Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital, the shopping thoroughfare that is North East Road, various public transportation options and ample parks and reserves. 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 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