

54a Solandra Crescent, Modbury North, SA 5092



House For Sale

Wednesday, 6 March 2024

54a Solandra Crescent, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 387 m2

Type: House



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Auction On-Site Saturday 23rd March 12:15PM

Welcome to 54A Solandra Crescent, a single-story home in Modbury North that sparkles with sophistication. Though built in 1978, this stunning residence has embraced a series of upgrades, ushering it into the contemporary era with style and space for all. Within this polished abode, three bedrooms beckon with carpeted flooring. The master suite distinguishes itself with a capacious walk-in robe. A single, well-appointed bathroom, complete with a comforting heat light, offers white wall tiles extending to the ceiling. A separate toilet is conveniently located within the laundry room, ensuring practicality aligns with the home's upscale allure. Light timber laminate flooring guides you through to the living spaces, setting the stage for an inviting area where living, dining and kitchen merge seamlessly. The interior glows under LED downlights throughout, casting each room in a luminous sheen. The combined living, dining and kitchen space is accentuated by arched windows, a unique architectural feature that brings character and floods the area with soft natural light. A modern kitchen awaits culinary exploration, boasting grey subway tiled splashback, Westinghouse dishwasher and an Omega standalone stovetop/oven with six burners for the aspiring chef. The island countertop, featuring a breakfast bar, invites casual dining with the overall palate of this space commanding both attention and aesthetic appeal. Climate control is managed effortlessly with reverse cycle ducted air conditioning, ensuring comfort in all seasons, while privacy is maintained with blinds adorning all windows throughout the house. The practicality extends outside, where a large single carport with drive-through access is secured by an electric roller door. A substantial Monument Grey shed stands proudly in the backyard, offering ample storage solutions or workspace potential and looks out over the luscious and low maintenance garden awaiting leisurely enjoyment. The front yard has been thoughtfully landscaped with fresh mulch and newly planted planter boxes, providing a welcoming entry and adding to the home's street appeal. At 54A Solandra Crescent, experience a home that has not only kept pace with the times but has been redefined to exceed them—ready for new memories, in a community waiting to be cherished. Additional features include:

- 387sqm (approx.) allotment
- Venetian blinds throughout
- Concrete driveway through to the rear acts as the perfect alfresco dining area
- Private laundry offers ample storage cupboards, sink and external access to the rear
- Close proximity to Westfield Tea Tree Plaza and Bunnings
- Nearby schools include: Modbury School Preschool to Year 7, Modbury West School, The Heights School, Good Shepherd Lutheran School, East Para Primary School, Modbury High School, Modbury Special School, Torrens Valley Christian School, Valley View Secondary School

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 387sqm (Approx.) House | 157.7sqm (Approx.) Built | 1978 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa