

6 Limosa Court, Modbury North, SA 5092



Sold House

Friday, 11 August 2023

6 Limosa Court, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 915 m²

Type: House



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\$725,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this family entertainer in arguably one of Adelaide's most sought after communities being Modbury North. Welcome to 6 Limosa Court, Modbury North. Tucked away in a quiet, greenery laden cul-de-sa; this charming 1972 built property offers a fantastic opportunity for buyers looking for a spacious and well-maintained home. With its desirable location being only minutes from Westfield Tea Tree Plaza and Bus Interchange, the Grove Shopping Centre, Waterworld, various schooling options and ample parks and reserves, the lifestyle that this property has to offer is sure to capture your imagination. Situated on a generously sized allotment of approximately 915m², the ample space that 6 Limosa provides offers a multitude of internal and external possibilities moving forward. The home features three bedrooms of which the master comes complete with an oversized walk in robe, two living areas and ample internal/external space providing plenty of room for a growing family or those in need of additional space to entertain. The modern kitchen is a chef's dream, with a gas cook top, sleek counter tops, ample storage space and a walk in pantry. It seamlessly flows into the open-plan living and dining area, creating a perfect space for entertaining guests or spending quality time with family. The contemporary main bathroom has some classic features and is located adjacent to the separate toilet and spacious laundry room with external access. A large split level second living/rumpus area is kept separate at the rear of the home through beautiful timber bi-fold doors. Perfect for teenagers or as an adult retreat. A split system air conditioner is included to ensure that it can be used year round to make it cosy hideaway in the winter and cool entertaining space throughout summer. A large undercover entertaining area is waiting directly outside the living/dining rooms and creates a great space for outdoor living. Entertaining year round with family and friends or a quiet and relaxing afternoon surrounded by your tranquil surrounds makes this a truly versatile space. Past the entertaining area you will find an easy to maintain backyard backing on to ample gardens. Large enough for children and pets while not being too much to handle; and around the side of the home you will find a dedicated veggie patch with fruit trees for the green thumbs in the family. The property also offers an impressive double carport with space for two vehicles as well as providing two extra parking spaces along the driveway for larger families or even the avid car enthusiast. Ample public transportation options can be found along Golden Grove Road, Milne Road and North East Road and nearby schooling options include The Heights School, Redwood Park Primary School and Modbury School P-6. Local places of worship include Revival City Church on Milne Road Modbury North and Gurdwara Sahib on Famechon Crescent, Modbury North. Additional features include:

- Timber floors throughout.
- Ample storage and linen cupboards.
- Outdoor window awnings on both the Master bedroom and Bedroom 2 add a layer of privacy while also helping to keep the rooms cool in the warmer months.
- Bedroom 2 includes built in robes and a ceiling fan.
- Bedroom 3 includes built in robes.
- Central hallway with ample linen and storage facilities.
- Kitchen with gas cooktop, walk in pantry and high quality fixtures and fittings.
- Large split level second living/rumpus at the rear of the home complete with blinds and split system air conditioning.
- Instant Gas hot water system with a temperature control panel located in the kitchen.
- Sizeable laundry with ample storage and external access.
- Ducted evaporative air conditioning throughout.
- 10 panel - 2.5kw solar system.
- 2 tool sheds around the side of the home.
- Veggie patch and fruit trees.
- Landscaped yard.
- Secure fencing surrounding the home.
- Double carport with 2+ parking spaces.
- No significant trees, easements or encumbrances.

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 12/08/23 at 11 am 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