

61 Armstrong Crescent, Modbury North, SA 5092



Sold House

Tuesday, 15 August 2023

61 Armstrong Crescent, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 693 m2

Type: House



Rocco Monteleone
0433677600



Rick Schultz
0468616740

\$680,000

Rocco Monteleone & Rick Schultz from Ray White Port Adelaide are pleased to present to the market this stunning property, built in 1973 and recently fully renovated, offering the perfect blend of space, style, and comfort for you and your family. Situated on a generous 696m² (approx.) block, this home provides ample room for everyone to enjoy. As you arrive, you'll notice the abundance of parking available, ensuring convenience for both residents and guests. With a fully fenced swimming pool, you can indulge in endless hours of relaxation and fun, creating lasting memories with your loved ones. The pool area is designed with safety and privacy in mind, allowing you to enjoy those hot summer days in the comfort of your own oasis. Step inside and be greeted by a modern kitchen that will ignite your culinary passion. The sleek marble look splashback adds a touch of elegance, while the stainless steel appliances offer both functionality and style. Whether you're hosting a grand dinner party or preparing a simple family meal, this kitchen is sure to impress. The spacious layout of this home continues to unfold as you explore the undercover outdoor entertaining areas. Whether you're hosting a BBQ, enjoying a quiet cup of coffee, or simply unwinding after a long day, these outdoor spaces provide the ideal setting for relaxation and entertainment. Imagine spending warm evenings with family and friends, surrounded by the tranquil ambiance of your own private retreat.

FEATURES WE LOVE:

- *3 bedrooms, master with built-in robes and split system air-conditioning
- *Separate lounge room with split system air-conditioning and gas wall space heater
- *Exquisite kitchen and dining area with stone benchtops, marble look splashback, stainless steel appliances and 5 burner gas cooktop
- *Timber flooring
- *Bathroom with marble look above counter sink and matte black tapware and rainshower
- *Fully fenced inground swimming pool and large lawn area great for the kids or pets
- *Carport to house 2 x vehicles
- *Lock up garage to house 1 x vehicle
- *Undercover verandah
- *Raised rear pergola inside pool area with shade cloth

Zoned for Modbury Heights School. Modbury North offers a family-friendly atmosphere with an array of local amenities, including Tea Tree Plaza Shopping Centre, schools, parks and public transport options. You'll have everything you need within easy reach, making everyday life a breeze. Don't miss the opportunity to make this wonderful property your own. With its generous space, ample parking, inviting pool, modern kitchen, and fantastic outdoor entertaining areas, 61 Armstrong Crescent is the ideal home for a growing family. Embrace the lifestyle you've always dreamed of and start creating lifelong memories in this remarkable residence. Contact Rocco Monteleone on 0433 677 600 and experience the true essence of this exceptional property firsthand.

Modbury North is a suburb 14 km northeast of Adelaide, capital city of South Australia. Modbury North is a suburb in the City of Tea Tree Gully Council area. The suburb is bounded by Milne Road in the north, Golden Grove Road in the east and Montague Road in the south. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Specifications: CT / 5317/364 Council / Tea Tree Gully Zoning / GN - General Neighbourhood Built / 1973 Land / 693m² Council Rates / \$1,517.16pa SA Water / \$146.65pa ES Levy / \$119.95pa

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.