

66 Kestral Way, Modbury Heights, SA 5092

Sold House

Thursday, 19 October 2023

66 Kestral Way, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 630 m2

Type: House



Mark Lands
0402209563



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\$775,500

This beautiful north facing home has been meticulously maintained and presents wonderfully in the current market. Sitting on a large 630 square meter allotment (approx), this great home has a host of stunning highlights including a generously sized open plan kitchen and dining area, an inviting backyard with an undercover dining space as well as three bedrooms. Don't miss out on this amazing opportunity to secure this property and make it a home full of memories! Perfectly positioned close to a range of valuable amenities, this home is situated between The Grove Shopping Centre and Westfield Tea Tree Plaza which both feature an array of shopping, entertainment and eatery options. A short walking distance away presents Woolworths, to cater for your weekly groceries and gorgeous reserves including Kestral Reserve, Kingfisher Reserve and Hargrave Reserve, are also close by allowing you to embrace the outdoors. Furthermore, medical services and Modbury Hospital are close at hand for your convenience. The Heights School is nearby, catering for students from Preschool (age 3 1/2) through Year 12, and is amongst just three Ignite focus schools for gifted students. As a member of the NEVO Alliance, they provide exciting opportunities in STEM education. Golden Grove Lutheran Primary, Pedare Christian College and King's Baptist Grammar School are just a few of the other quality education options close by. You can also find bus stops within walking distance to the home offering the 544 bus route which is extremely frequent and goes to Flinders University and Westfield Marion for additional education and specialty shopping options. Additionally, you are also less than a 30 minute commute to the Adelaide CBD via the O'Bahn. More to love about this well appointed home: > The lovely master bedroom includes a walk-in robe and convenient access to the bathroom. > Two additional bedrooms with built-in cupboards to bedroom three.> The spacious living area is flooded with natural light and provides you with the perfect space to spend time with loved ones. > Step further through the home and you will encounter a light filled open plan kitchen and dining area which connects effortlessly to the backyard, creating seamless indoor to outdoor living. > The two way kitchen comprises ample cabinetry and bench space, a gas cooktop, as well as a double sink, complete with breakfast bar seating. > The large backyard has been beautifully maintained with well established gardens and features a paved undercover dining area as well as a garden shed for your convenience. > The bathroom offers valuable two way access, a bath, a shower and a vanity as well as a separate toilet. > The good sized laundry has external access and built-in cabinetry. > Single garage with secure parking for one vehicle. The double driveway also offers additional off street parking. > Ducted gas heating and evaporative cooling throughout provides year round comfort and climate control. Details:Certificate of Title | 5506 / 257Title | Torrens TitleYear Built | 1981Land Size | 630 sqm approxFrontage | 24.3m approxCooktop | GasCouncil | City of Tea Tree GullyCouncil Rates | \$440.36 pqWater Rates | \$161.70 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.