

**69 Billabong Rd, Modbury Heights, SA 5092**



**House For Sale**

Thursday, 26 October 2023

69 Billabong Rd, Modbury Heights, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chris Browne

**\$855,000 - \$880,000**

New Release. The 'Essence' of Spaciousness, Sophistication, Style & Comfort with Large Plentiful Living & Entertaining Areas including a Bonus Inground Pool, make living here an Absolute Pleasure. Sited on an easement free 730 sqm allotment, the 4 Bedroom Executive Home presents in pristine condition with the 'Long Term Owner' ensuring a high level of care, maintenance & detail both inside & out & upon entering this home, you will be overwhelmed by the sheer spaciousness on display with natural light throughout, giving the home a brilliant advantage & ideal for a growing family. The stunning Entertaining/Bar area is a show stopper, offering a full size bar, display cabinets & more & enhances & excites the taste buds for future gatherings in the home with supersize Lounge, Sunroom/kids' play area, & the fabulous Family Room overlooking the large, impressive Kitchen & Dining area. This home is a thrilling opportunity for someone to enjoy the family environment & shared with both family & friends alike carrying on the amazing tradition of this home. The rear entertaining area is private & spacious completing the picture of a great lifestyle year round with the added advantage of the Kidney shaped Saltwater Inground Pool with a toolshed and water tank privately tucked away. All fittings, floorcoverings and window treatments are of a high standard & with double carport facilities plus extra space that could be cleared for future parking of a Caravan, Boat or Work Vehicle, this opportunity should not be missed, by those who are serious about purchasing a property with so many aspects of a comfortable family friendly environment. Other Exciting Features of this brilliant property include: • Separate Formal Entry • Ensuite & Built-in Robes to Master Bedroom • Built-ins to Bedroom 2 • Generous Lounge overlooking the tiled Sunroom/kids play area • Fabulous step down Rumpus/ Entertaining Area with Bar & storage • Light filled Family Room • Spacious Dining Area adjacent to Kitchen • Large impressive lightfilled Kitchen with Wall Oven, Hotplates Dishwasher, double sink, Pura tap & loads of work bench • Gas Heating plus Ducted Evaporative Cooling • Quality Floor Coverings, Light Fittings & Window Furnishings feature throughout • Excellent undercover Outdoor Area adjacent to saltwater kidney shaped pool • Lovely slated Front Verandah and sitting Area ideal for enjoying Sunsets & Conversations • Double Carport plus additional area that could be utilised for extra parking for a Caravan, Boat or Work Vehicle • 2 Water Tanks, Sprinkler System, Solar to Pool • Alarm System, Selected Security Screens This immaculate Property is as much an enviable Lifestyle as it is a place to call Home. The 'long term' Owners are ready to pass this beautiful property onto another family who will love it as much as they have. This is a 'home' not a house. Brilliant value for money & is sure to please the most discerning of Buyers, & accordingly we encourage your prompt inquiry to avoid disappointment. \*Approximate\*\*\* Property Outgoings & Particulars\*\*\* Council: City of Tea Tree Gully Title: Torrens titled Zoning: GN - General Neighbourhood Allotment Size: \*730 sqm allotment Improved Area: \*329 sqm Year Built: 1967 Council Rates: \*\$2,255.92 p.a. ESL: \*\$111.00 p.a. Water & Sewer: \*\$372.52 p.q. Wondering what your property is worth? Call Chris Browne now on 0401 488 991 for a FREE confidential no obligation market appraisal. With 30 years of Industry Experience, a 98% success rate and 100's of delighted clients across Adelaide, we would love to help you achieve your property's full potential & save you thousands in the process. Call us today. Lic. Agent 289652