

7 Altola Road, Modbury, SA 5092

Boffo

Sold House

Friday, 3 November 2023

7 Altola Road, Modbury, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 585 m2

Type: House



James Rawkins
0408081826

\$780,000

Auction Location: On Site Experience the allure of a truly captivating home nestled within the coveted Modbury neighbourhood. Flawlessly refurbished throughout, from the very moment you arrive, you'll be in awe of the exceptional craftsmanship on display. This charming residence boasts timeless, meticulously maintained features that allow you to relish for years to come. The heart of the home is the welcoming living room, featuring an open-concept design that draws you in. Here, you'll delight in the deluxe kitchen with stunning stone countertops, a convenient dishwasher, and a breakfast bar. The rich pinewood floors exude warmth and elegance throughout the space. Discover three spacious bedrooms, each equipped with built-in robes. The elegant main bathroom, centrally located, caters to the needs of the household, and an additional second toilet with second shower adds a practical touch. Step outside to find the modern pergola adorned with café blinds—a perfect space for hosting memorable occasions or enjoying the morning paper with your coffee. The garage and extensive carport provide ample room for multiple vehicles, ensuring secure parking for your entire household, as well as space for your trailer and caravan. The immaculate rear garden is a truly exceptional space, with beautifully commissioned fence art by local artist Lorna Nickels, adding a unique sense of beauty and tranquillity to the outdoor space. For those in search of versatility, a spacious, insulated rumpus room with a near new split-system air conditioner awaits. This space can be tailored to your specific needs, whether it serves as a valuable fourth bedroom, a home office, a playroom, or an additional living area; the choice is yours. Nestled right in the heart of Modbury, on an 604sqm (approximate) allotment, this home offers close proximity to a range of amenities. Embrace the vibrant community and the convenience this location affords, all while enjoying the allure of this exquisite family home. Features that make this home special:- Large master bedroom with built-in robe- Bedrooms 2 and 3 both complete with built-in robes - Versatile rumpus room fit for separate living or a fourth bedroom with split system air-conditioner- Timeless, renovated open-plan kitchen, meals living room - Opulent main bathroom with floor to ceiling tiles, bath, toilet and shower - Additional second toilet providing second shower for convenience which is serviceable to the rumpus room - Large pergola for outdoor entertaining with café blinds - Extensive carport with automatic roller door, providing space to store multiple cars- Immaculate gardens with established plants and artificial turf, providing ample space for kids and pets to run free Additional features to further entice:- Solar system and solar hot water - LED downlights- Ducted reverse cycle air-conditioning- Roller shutters and double-glazed glass to front lounge - Wider doorways throughout to facilitate practical and effortless entry Perfectly positioned within walking distance of the Clovercrest Shopping Center, adjacent to Tea Tree Plaza, North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library and public transport options including the City via the O-Bahn Interchange. Excellent public and private schools are only a short distance away. All this and only 14km (approximately) from the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174