

7 Coalport Terrace, Modbury Heights, SA 5092

House For Sale

Thursday, 16 November 2023

eclipse.
REAL ESTATE

7 Coalport Terrace, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 652 m2

Type: House



Bradley Foster

0413876516

\$579,000 - \$599,000

Best Offers By 5pm Tuesday the 5th December 2023, unless sold prior. Say hello to 7 Coalport Terrace, a charming family home with a unique blend of classic architecture and contemporary comforts, located in the peaceful neighborhood of Modbury Heights. This Torrens Title residence, built in 1980, sits on a generous 652 sqm* allotment, offering a world of opportunities for families, first-time buyers and savvy investors. The property's exterior exudes charm, with a distinctive rendered facade featuring original arches that add character and a unique sense of style. Inside, you'll find slate tiled flooring, creating a low-maintenance interior that sets the tone for family living. The heart of the home is the expansive central living space, which offers versatility for various family activities. A large open formal living and dining area is separate from the kitchen, making it the perfect space for family gatherings and special events. With ducted heating and cooling installed about 5 years ago, keeping comfortably all year round is locked in. An extra family room equipped with a split system air conditioner provides additional space for relaxation and entertainment. The central kitchen is well-appointed with modern conveniences, including an electric oven, electric cooktop, and ample bench space, catering to culinary enthusiasts. The property features three bedrooms, with the master bedroom offering a large built-in robe, a ceiling fan, and street views, creating a comfortable and serene retreat. Two additional bedrooms feature carpeting, ceiling fans, and wide windows, with one of them including a built-in robe. The shared main bathroom is practical, featuring a large built-in bath and a separate shower for added convenience. The property's outdoor living space is impressive, boasting a vast, paved undercover area ideal for alfresco dining and entertainment. The front and rear yards are equally expansive, offering ample grassed space for active family activities and established landscaping for gardening enthusiasts. Front parking is available for multiple vehicles and guests. In addition to these features, 7 Coalport Terrace offers numerous other benefits and opportunities that make it an exceptional property worth exploring. Whether you seek a comfortable family home, an investment with potential, or simply looking to landbank, this property has much to offer. This location is hard to beat, less than a 10-minute drive to Westfield Tea Tree Plaza where you'll find an abundance of major retailers, speciality stores, delicious eateries, plus a Hoyts cinema. For an even closer shop, Woolworths Modbury Heights is just a 2-minute drive away, where you'll also find several shops such as a butcher, news agency and pizza bar. Dresden Reserve is within minutes, and schools are sorted too with St Francis Xavier's, The Heights School & Gleeson College all close by. Check me out:- Torrens Title, 1980 built - Opportune 652 sqm* allotment - Ducted reverse cycle air con- Slate tiled flooring throughout - Large formal living & dining area - Additional family room with split system air conditioning- Central kitchen with induction cooktop & ample bench space- Master bedroom equipped with large built-in robe & ceiling fan - Additional 2 beds include carpeting & ceiling fans- Main bathroom includes built-in bath & separate shower - Huge, paved undercover outdoor area - Expansive front and rear yard - Grassed area & established landscaping - Garden/tool shed - And so much more... Specifications: CT // 5145/767 Built // 1980 Land // 652 sqm* Home // 184 sqm* Frontage // 19.0m Council // City of Tea Tree Gully Nearby Schools // The Heights School & Gleeson College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Bradley Foster - 0413 876 516 bradleyf@eclipse realestate.com.au RLA 277 085