

7 Mona Court, Modbury Heights, SA 5092



House For Sale

Saturday, 25 November 2023

7 Mona Court, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 1755 m2

Type: House



Mohit Gupta
0421472034



James Casserly
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Auction (USP) 09/12 @12:00PM

Proudly presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1988 built family entertainer of epic proportions in the highly sought after suburb of Modbury Heights. Suited for all of your family's occasions and milestones, a lifetime of precious memories are waiting to be made. Welcome to 7 Mona Court, Modbury Heights! Situated at the end of quiet and private culdesac on a huge allotment of approximately 1755 sqm with an approximate frontage of 53.14 metres, astute purchasers will notice the ample space at both the front and rear of the home and the multitude of internal and external possibilities it provides moving forward subject to the necessary planning consent. Located within minutes from The Heights Shopping Centre, The Grove Shopping Centre, The Heights School, numerous parks and reserves and public transportation options along Ladywood Road, The Golden Way and Grenfell Road as well as being in close proximity to Westfield Tea Tree Plaza and Bus Interchange and Modbury Hospital. This is an opportunity to purchase into a hotly contested pocket of an amazing local community. Features of this amazing home include:

- Immaculate street presence and curb appeal tucked away at the end of a private culdesac.
- Warm and inviting entrance way.
- A formal living area located at the front of the home looking out to the manicured front gardens and flowing through to a formal dining room / home office dependant on your desired use complete with a reverse cycle split system air conditioner and floating timber floorboards.
- Spacious kitchen with stone look laminate bench top, gas cooktop, in built microwave and steamer oven as well as window views to the outdoor verandah area and pool with the possibility of converting into a service / bar window to further increase the indoor outdoor lifestyle.
- A central 2nd living/family area lays beyond the kitchen and is complete with a 2nd reverse cycle split system air conditioner and gas wall heater. Open up the sliding doors on a warm summer day and watch your family and friends utilise both the indoor and outdoor spaces as long as you'll let them.
- Master bedroom suite located adjacent the formal living room at the front of the home and is complete with pull down blackout blinds, a contemporary ensuite with vanity, shower and toilet as well as a luxurious walk in robe.
- Bedroom 2 is nearby and perfect for young children who want to be near their parents before graduating to the rear of the home. Complete with pull down block out blinds and ceiling fan. Alternatively this space could easily be converted into an extension of the master bedroom suite for added parental space subject to the necessary planning consent.
- Bedrooms 3 and 4 are located at the rear of the home and are both complete with back garden views, ceiling fan, built in robes with television points and roller shutters.
- Main bathroom with shower, luxuriously large bath, vanity, pull down blinds and a separate toilet adjacent.
- Linen cupboards for added storage.
- Spacious laundry room with ample storage and external access to the outdoor entertaining area.
- The outdoor entertaining area is located around the side of the home and will get year long use both day and night thanks to the pool table and ample undercover space for all of your get togethers.*Please note that the spa is not included in the sale.*
- A side yard is located beyond the entertaining area with tool shed, ample citrus trees, veggie patch, 1500 litre rainwater tank and large lock up garage with power perfect for storage of an array of utility vehicles and uses.
- Step foot outside the central main living area of the home into the spacious verandah and look out over the huge yard and 66,000 litre, salt chlorinated, 10mx3m in-ground pool. The perfect space for all of your family's milestones and occasions. Afternoon cricket, school holiday hangouts, Christmas barbecues with the extended family. This yard can cater for all. A pool shed with irrigation controls for the front and rear gardens is located off to the side. It even comes with its own sandpit for the younger children!
- A 2nd side driveway with motorised gate access to the backyard makes it also a fantastic space for caravans, motor homes, trailers and boats to name a few.
- Secure fencing all around the property.
- Dual water tanks holding a combined 20,000 litres are located at the rear of the yard and are plumbed to irrigation system, laundry tap and both toilets.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- Nearby schooling options include being zoned to Wynn Vale Primary School, Golden Grove High School and within easy walking distance to the Heights School.
- Within close proximity to The Heights Shopping Centre, The Grove Shopping Centre, The Heights School, numerous parks, reserves and public transportation options.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 09/12/2023 @ 12:00PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341