

76B Carruthers Drive, Modbury North, SA 5092



Sold Unit

Thursday, 29 February 2024

76B Carruthers Drive, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Mohit Gupta
0421472034



Jonah Nekoranec
0413930049

\$525,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury and situated in an ever popular street within the heart of Modbury North, this 3 bedroom unit, on a self managed strata title, is packed with potential and is just waiting for the right people to call it home. Perfect for purchases in all stages of their property journey - first home buyers looking to get their feet onto the property ladder and/or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Situated on a 328m² allotment with a north facing orientation and located within minutes of Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital, Modbury Jets Soccer Club, Carruthers Reserve, ample Walking Trails, The Heights Shopping Centre and public transportation options along Milne Road, McIntyre Road and Ladywood Road; you will find a multitude of amenities at your doorstep. Features not to miss:

- Well manicured front and rear gardens boasting great street appeal.
- 328m² allotment with a 10m frontage
- Build year 1991
- Highly functional large front living area with kitchen/dining area.
- Vinyl floors throughout as well as downward recess lighting.
- Kitchen includes electric cooktop with oven, ample cupboard space including overhead storage and a breakfast bar to the meals area.
- Neat bathroom with shower, bathtub and vanity serving as a convenient all in one with a separate toilet.
- Linen cupboards for extra storage in hallway.
- Laundry with external access and ample storage space.
- 3 Good-sized bedrooms, 2x including built in robes at the rear of the home.
- Master bedroom includes built in robe, ceiling fan and glass sliding door to backyard.
- Spacious wrap around yard.
- Yard also includes a paved entertaining area with pitched verandah.
- Convenient garden shed.
- Secure front to rear access down the side of the home.
- Single car driveway under shelter.
- Nearby schooling options include East Para Primary School, Modbury West School, Modbury School P-6 as well as being zoned to The Heights School.
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent.
- Public transportation options can be found along Kelly Road, Milne Road and McIntyre Road.
- Within close proximity to the Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Civic Park, and many other local reserves.

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 16/03/2024 @ 6:00PM 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