

**79 Carruthers Drive, Modbury North, SA 5092**



**Sold House**

Thursday, 4 April 2024

79 Carruthers Drive, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Mohit Gupta  
0421472034



Jonah Nekoranec  
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**\$767,000**

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 family home is sure to attract much attention. Perfect for purchasers 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 679m<sup>2</sup> allotment 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 have a multitude of amenities at your doorstep. Features not to miss:

- Well manicured front and rear gardens boasting great street appeal.
- 679m<sup>2</sup> allotment with a 19.9 m frontage.
- 1984 Build year
- Large front living area with tiled flooring and access to rear yard.
- Modern kitchen with gas appliances, dishwasher and a water purification filter.
- Breakfast bar in kitchen looking onto a second living area with another sliding door and split system AC.
- 3 Good sized bedrooms all completed with built in robes.
- Practical designed bathroom with a separate vanity unit and toilet.
- Rear yard paved and undercover verandah entertaining.
- 3 garden sheds creating great convenience for everyday yard maintenance.
- Double carport with automated roller doors.
- Zoned to the Heights school. 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 the 21/04/24 at 3:30pm. All questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavors 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