

**8 Aistrope Avenue, Modbury North, SA 5092**



**Sold House**

Thursday, 4 April 2024

8 Aistrope Avenue, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 634 m2**

**Type: House**



Mohit Gupta  
0421472034



James Casserly  
0404306454

**\$710,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic opportunity in the highly sought after suburb of Modbury North. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Welcome to 8 Aistrophe Avenue, Modbury North! Situated on a generously sized allotment of approximately 634sqm and with a frontage of approximately 21.40 meters astute purchasers will notice the multitude of internal, external and subdivision possibilities moving forward subject to the necessary planning consent. Located only minutes from Burregah Reserve and Burregah Recreation Centre; and within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and The Clovercrest Village this is a chance to purchase in a highly sought after pocket within an amazing local community. Features of this fantastic home include:

- Neat front lawns and good street presence.
- Immediate livability upon entry with floating timber floors throughout; as well as split system air conditioning in the living room.
- A central dining/meals room acts as the heart of the home.
- Gas kitchen.
- Light filled living room looking out to the large front lawns while being complete with the split system air conditioner.
- 3 spacious bedrooms with built in robes included in bedrooms 1 and 2.
- A contemporary bathroom with separate toilet.
- Sizeable laundry with ample storage space and external access to the outdoor undercover area.
- The outdoor undercover area is an ideal spot for entertaining family and friends while looking out to the backyard which is the perfect size for children and pets to run around and enjoy.
- Orange and Lemon fruit trees located in the backyard.
- Dual tool sheds.
- 10KW Solar System with 20 panels.

Parking in all weather is a breeze thanks to the large single carport. Rear access is also provided through the gate that connects the carport and backyard.

- Secure side access down both sides of the property.
- NBN fibre to the premises connection availability.
- Built in 1966.
- Local schooling options include Modbury West School, Para Vista Primary School and Valley View Secondary School (8-12).
- Local places of worship include Revival City Church on Milne Road, Modbury North and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Within close proximity to Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, The Clovercrest Village as well as ample parks and walking trails.

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 21/04/2024 @ 5:30PM 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