

8 Horatio Street, Modbury, SA 5092



House For Sale

Tuesday, 14 May 2024

8 Horatio Street, Modbury, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 570 m2

Type: House



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Auction On-Site Saturday 1st June 10:30AM

Nestled in the heart of the sought-after Modbury neighbourhood, 8 Horatio Street presents an exceptional opportunity for those seeking suburban tranquillity without compromising on convenience. This spacious family home boasts four bedrooms and one bathroom, offering ample space for comfortable living. As you step through the front door, you're greeted by a sense of warmth and welcome, with stylish floorboards leading the way. The heart of the home lies within its chic kitchen, complete with a built-in gas stove, abundant storage, and ample preparation space. While the combined meals area offers a practical kitchen-to-table experience. The spacious lounge room features a built-in TV unit and offers a cozy retreat for relaxation or entertainment. While a functional built-in study desk and bench in the hallway, offers smooth everyday living. Discover four sizable bedrooms providing retreats for the entire family, the master bedroom is further enhanced with a ceiling fan for added ventilation and a mirrored built-in robe for convenience. Enjoy a soothing shower in the family bathroom, providing floor-to-ceiling tiles and a separate toilet. Fully renovated this family home offers a practical modernised lifestyle. With reverse cycle ducted air conditioning year-round comfort is assured, while the 3kW solar system reduces energy costs. Secure parking is found within the single-car garage, and additional off-street parking is available in the driveway offering up to four extra spaces. Outside, the front patio invites outdoor entertaining, while the grass filled backyard boasts a large shed and ample space for recreation. Situated in Modbury, this residence enjoys proximity to an array of amenities. The neighbourhood is renowned for its shaded avenues, picturesque parks, and outstanding retail hub at Westfield Tea Tree Plaza. Nature enthusiasts will appreciate nearby parks and reserves such as Sir Frank Berryman Reserve. Families will find educational options abound with Para Vista Primary School, and Early Steps Childcare Centre within easy reach. Welcome home to 8 Horatio Street, where comfort meets convenience in a picturesque setting.

Property Features:

- Four-bedroom and one-bathroom home
- The master and fourth bedrooms offer mirrored built-in robes for easy storage
- Ceiling fan in the master bedroom for comfort
- Spacious lounge room with ceiling fan and built-in tv unit
- Combined meals and kitchen space
- The kitchen offers abundant bench space and storage, with a built-in gas stove and grey cabinetry
- The bathroom features an open dual-headed shower, floating vanity storage, and floor-to-ceiling tiles, with a separate toilet
- Convenient laundry room with bench space, storage, and backyard access
- Abundant linen hallway storage with a bench and functional study desk
- Reverse cycle ducted air conditioning throughout the home for comfort
- Original floorboards throughout the home offering stylish charm
- Day and night blinds for privacy and comfort with sheer curtains in the lounge and master bed
- Gas hot water system for efficiency
- 3kW solar system with seven panels to reduce costs
- Secure single car garage with auto roller door and backyard access
- Off-street parking for up to four vehicles in the driveway
- Front patio by the entrance to enjoy your morning coffee
- Spacious shed in the rear yard for storage or hobbies
- Grass filled front and back yard with tidy garden beds
- Fully renovated and modernised home

Schools: The nearby unzoned primary schools are Ingle Farm Primary School, Ingle Farm East Primary School, Modbury School P-6, Modbury West School, and Para Vista Primary School. The nearby zoned secondary school is Valley View Secondary School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 570sqm (Approx.) House | 159.4sqm (Approx.) Built | 1966 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa