

8 Marieberg Avenue, Modbury Heights, SA 5092



Sold House

Wednesday, 27 September 2023

8 Marieberg Avenue, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 628 m2

Type: House



Mohit Gupta
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\$660,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely family home built in 1981 and in one of Adelaide's most sought after communities being Modbury Heights. 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 Marieberg Avenue, Modbury Heights! Situated on a generously sized allotment of approximately 628m² with a frontage of approximately 18.00 meters astute purchasers will notice the subdivision potential subject to the necessary planning consent. Ample space provides a multitude of internal and external possibilities moving forward. Located within minutes from The Heights Shopping Centre, The Heights School, numerous parks and reserves and public transportation options along Ladywood Road and minutes from 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:

- Warm and welcoming entrance way.
- 3 spacious bedrooms with walk in robe to the master and built in robe to bedroom 2.
- Ducted evaporative cooling throughout.
- 2 separate living areas with a wall mounted reverse cycle air conditioner in each.
- Instant gas water heating system.
- Floating timber flooring throughout the majority of the living areas of the home.
- The master bedroom features a spacious walk in robe for extra storage.
- The walk in closet in the master bedroom can easily be converted into the ensuite (Subject to planning consent).
- The main bathroom includes a shower, a bath tub, a large vanity and a separate toilet.
- Full sized linen cupboards for added storage.
- An open plan kitchen and dining area creates a natural flow through the home.
- The spacious kitchen features a double sink, an electric stovetop, ample countertop space, dishwasher and full sized pantry.
- Sizeable laundry complete with ample storage space as well as external access.
- The second living area features plenty of room to customise to your liking as well as flowing directly to the outdoor entertaining area which is the perfect spot for year round hosting of family and friends.
- The back yard features plenty of greenery and a manicured lawn, access to the carport via the rear roller door and a tool shed tucked away.
- Single carport with automated roller door is housed under the main roof and includes rear roller door access to the backyard and entertaining area.
- Secure gated access down both sides of the property.
- Solar system.
- Water tank.
- No easements.
- Zoned to the highly sought after Heights School as well as being in close proximity to Redwood Park Primary School and Modbury School (P-6).
- 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 The Heights Shopping Centre, The Heights School, local parks and reserves, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and many other amenities. 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 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