

**8 Maron Court, Modbury North, SA 5092**



**House For Sale**

Wednesday, 15 May 2024

8 Maron Court, Modbury North, SA 5092

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 880 m2**

**Type: House**



Lawrence Cocca

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## AUCTION - Sunday 2nd June at 11:30am

Step into a world where the charm of the 1960s is seamlessly fused with the comforts of modern living, in this exquisitely updated singlestorey home. Since its inception in 1968, this property has embraced its mid-century roots while evolving to meet the aspirations of contemporary homeowners. With its stunning floor-to-ceiling windows throughout, five spacious bedrooms, and a unique dual-wing layout that features not one, but two modern kitchens, this abode is indeed a rare gem in both the area it resides in and its architectural design. From the moment you arrive, the front facade exudes that quintessential art deco/mid-century aesthetic, with its low pitch roof, tidy, low maintenance garden, and plenty of lawn that welcomes you home. Two living spaces within offer versatile areas for relaxation and social gatherings, each illuminated by the natural light that pours in through expansive windows. The heart of the home is punctuated by two updated kitchens, both boasting high-gloss cabinetry and complemented by gas hotplates, electric ovens, and a dishwasher poised for culinary creation. Each of the five bedrooms come with distinctive character; some feature built-in wardrobes, while others are equipped with split system air conditioners, ensuring personalised comfort for family members and guests. An extension at the rear unfolds into a private enclave, hosting the fifth bedroom with its ensuite, alongside the second kitchen and living space-creating an autonomous section perfect for in-laws, teenagers, or as a potential rental opportunity. The laundry room serves the home with functionality, while the main bathroom, centrally located for convenience, includes a bath, shower, and convenient separate toilet. The front-facing living room, wrapped in carpet and adorned with gorgeous floor-to-ceiling windows, features a gas heater and a signature tiled roof-a design hallmark of its era. A timber-clad feature wall adds texture and warmth, while the adjacent room, complete with a mounted split system air conditioner, presents options for a formal dining space or study. Continuing the motif of transparency and light, the rear of the property also boasts floor-to-ceiling windows, providing views of the alfresco area-the pivotal point between the two wings of the house. This paved space, perfect for outdoor entertaining, gazes upon a sprawling, landscaped lawn adorned with fruit-bearing trees and colourful foliage, inviting gatherings under the sun or stars. This home isn't simply a dwelling; it's a testament to timeless elegance and architectural innovation. It's a space that has been cherished and polished through the decades, ready to unfold its next chapter with those who appreciate the allure of mid-century design and the luxury of modern enhancements, all within a beloved neighbourhood. Additional features include:

- A single carport and long driveway ensure ample parking
- Pedestrian access to the rear via a secure side gate
- Original light fixtures throughout
- Extra large windows throughout with security roller shutters
- Vertical blinds on all floor to ceiling windows
- Walk to Buragah Reserve for additional space to play / walk the dog
- 5 minutes to Westfield Tea Tree Plaza & Clovercrest Shopping Centre!
- Rear living/2nd Kitchen area with Gas & Electricity

Nearby schools include: Modbury West School, Prescott Primary, Good Shepherd Lutheran School, East Para Primary School, The Heights School, Modbury High School, Valley View Secondary School, Para Hills High School

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. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research