

8 Primmer Avenue, Modbury North, SA 5092



Sold House

Wednesday, 23 August 2023

8 Primmer Avenue, Modbury North, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



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\$755,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1971 built, family entertainer in arguably one of Adelaide's most sought after communities being Modbury North. Welcome to 8 Primmer Avenue, Modbury North. This stunning 4-bedroom, 2-bathroom property is now ready for its new prospective purchasers to house and create lifelong memories with. Boasting a spacious layout with dual living areas and modern features, this property is perfect for growing families looking for their dream home. Situated on a generously sized allotment of approximately 650m² and with a frontage of approximately 18.29 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. As you step inside, you'll be greeted by an immediate light-filled living area that seamlessly flows into the dining room. The kitchen features stone counter tops, ample soft close drawers, gas cooktop, dishwasher, walk in pantry and high-quality fixtures and fittings. The master bedroom is a true retreat tucked away from the hustle and bustle of the living spaces of the home, complete with built in robes and an ensuite for added convenience. The three additional bedrooms are generously sized and share a light and well-appointed bathroom. Outside, you will find a private paved area and low maintenance backyard perfect for children and pets as well as year round entertaining of guests or enjoying a quiet afternoon. At the rear of the property you will find an undercover storage room complete with power, it's a great space to store tools or the latest project. The double carport provides weather free parking for your vehicles, ensuring convenience and peace of mind. Located under the main roof; the possible extension options from the carport into the internal living area are highly desirable subject to the necessary planning consent. Located in the highly sought-after and ever evolving suburb of Modbury North, this property offers easy access to a range of amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and Civic Park (as well as the many other parks and reserves) and only a stone's throw away from the shopping and business precinct that is North East Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this property include:

- Manicured front gardens and immaculate street presence.
- Warm and inviting entrance way with gas heater.
- Floating timber floors and down-lights throughout.
- Ducted evaporative cooling, Split system air conditioner in the spacious main living/dining room as well as a wall mounted air conditioner in the second living room.
- Spacious master bedroom complete with built in robes, ensuite and roller shutters.
- Chef's kitchen with service pass through to the second dining and living areas, ample stone bench top space, gas cooktop, luxurious subway tiled splashback along the full length of the kitchen, dishwasher, abundance of soft close drawers, walk in pantry and puratap.
- Bedrooms 2 and 3 complete with built in robes and roller shutters.
- Light and bright contemporary bathroom with separate toilet.
- The water temperature control panel for both bathrooms is located in the kitchen.
- Huge laundry room with ample storage space and roller shutters as well as external access to the paved outdoor area.
- Linen cupboards located at the end of the hallway.
- The second dining space is perfect for a more intimate meal or can be easily utilised as the perfect home study or office for those working from home. Roller shutters included.
- Bedroom 4 comes complete with sliding doors and it's own external access to the front of the home. Great for those family members who work shift work or guests coming and going on their own separate schedule.
- The second living space is a quiet space away from the rest of the home. Complete with wall mounted AC it's the perfect spot for a good book and quiet moment of mindfulness.
- Undercover external storage room at the rear of the property complete with power.
- Private paved outdoor area and low maintenance yard.
- Secure gated front to rear access on both sides of the property.
- Veggie patch around the side of the home.
- Double carport with automatic roller doors under the main roof.
- NBN fibre to the premises connection availability.
- No easements, encumbrances or significant trees.
- Nearby schooling options include East Para Primary School, Modbury West School, Para Vista Primary School, The Heights School as well as being zoned to Valley View Secondary School for 2023//24.
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Within close proximity to the Clovercrest Shopping Centre, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Civic Park and many other local reserves. All the amenities you could need at your fingertips. 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