

82 Kelly Road, Modbury, SA, 5092

Sold House

Tuesday, 18 April 2023



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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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Charming Family Abode on Generous Allotment!

A beautiful family home sitting on approximately 583sqm, renovated and ready to call your own.

There are 3 good sized bedrooms, all with new carpets. Bedrooms 1 and 2 include built in wardrobes.

Timber floor boards and freshly painted throughout, first home buyers and families will love the appeal of this property, all the hard work is done and ready to move in and enjoy.

Newly renovated bathroom with separate bath and shower with convenient separate toilet, and floor to ceiling tiling. Separate laundry with direct access to rear yard.

Practical kitchen with pantry, gas cook top and ample cupboard and bench space. The kitchen bench overlooking the spacious back yard, perfect for entertaining or keeping an eye on the kids whilst they play.

This low maintenance garden makes it easy to lock up and leave or if you're feeling inspired there's plenty of room to add garden beds, pool, playground etc. The options are endless.

Having two separate driveways, allows plenty of parking for cars, caravan or boat. No need to shuffle cars around in the driveway.

Ideal investment opportunity with great rental returns for land banking with subdivision potential (STCC)

Perfectly positioned close by to Tea Tree Plaza, Clovercrest Village and many other shops to cater for the whole family.

Only a short drive to North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library and excellent public and private schools. Walking distance to playgrounds, nature trails and many public transport options including the city via the O-Bahn Interchange. All this and only 14km (approximately) from the Adelaide CBD.

What else we love about this home;

- ☑ All three bedrooms and living include ceiling fans
- ☑ New carpet in all bedrooms
- ☑ Freshly painted throughout
- ☑ Newly renovated bathroom
- ☑ Timber floorboards are on show throughout the entrance hall and all main living areas
- ☑ Ducted reverse cycle heating throughout
- ☑ 3 undercover parks with 8 additional car spaces great for entertaining
- ☑ Large front and back garden plenty of space for the children to play
- ☑ Newly renovated roof and gutters
- ☑ Feel safe and secure with front gates and additional gates to back garden
- ☑ High fencing/very private
- ☑ Located in the heart of family-friendly North-East area with everything you need within a 5 minute radius

Specifications

CT I 5305/438

Council I Tea Tree Gully

Built I 1965

Land | 580sqm
Council Rates | \$329.75 pq
SA Water | \$70.90 pq
ESL | \$116.70
Easement | No
Encumbrance | No

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