

82 Warren Road, Modbury North, SA 5092



House For Sale

Saturday, 18 May 2024

82 Warren Road, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 638 m2

Type: House



Mohit Gupta
0421472034



Jonah Nekoranec
0413930049

Auction 01/06@3pm

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic mid-century family home in the ever sought after suburb of Modbury North. 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 82 Warren Road, Modbury North! Situated on a generously sized allotment of approximately 638sqm and with a frontage of approximately 18.40 meters astute purchasers will notice the subdivision potential subject to the necessary planning consent. Please note that the property is currently tenanted 470 per week and the fixed lease expires on 29/09/24. There is a possibility to negotiate an early exit for the right buyers. Located only minutes from Burregah Reserve and Burregah Recreation Centre; and within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and The Clovercrest Village this is a chance to purchase in a highly sought after pocket within an amazing local community. Features of this fantastic home include:

- Large neat and tidy front street appeal.
- Brick Veneer home on a approx. 638m2 allotment and approx. 18.4m frontage.
- Hard wooden floorboards throughout the home with tiled bathroom/laundry wet areas.
- Centrally located updated kitchen with gas stove, ample storage, breakfast bar and overhead cabinets.
- Kitchen flows over to the meals area with yard access through glass sliding door.
- Spacious front living room offering plenty of natural light and fit with a split system AC.
- 3 Bedroom home, all complete with ceiling fans.
- rear located bedroom also includes a built in robe.
- Centrally located bathroom with vanity bench and separate bath/shower.
- 2nd back door accessed just beside the laundry at the rear of the home creating great everyday convenience.
- Paved and concreted outdoor area undercover.
- Great low maintenance yard perfect for children and pets, Water tank and garden shed, Gas hot water system included.
- Single carport access from the yard.
- Locally schooling options include Para Vista Primary School, East Para Primary School, Modbury West School, Valley View Secondary School and The Heights School.
- 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 Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, The Clovercrest Village as well as ample parks and walking trails.
- No Easements, big trees or encumbrances on the property.

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 this property is scheduled to be auctioned on the 1/06/2024 @3:00 PM and 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