

**847 North East Road, Modbury, SA 5092**



**Sold House**

Friday, 3 November 2023

847 North East Road, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Gabe Titmarsh  
0412900907

**\$625,000**

Say hello to a meticulously maintained and recently transformed property, tastefully renovated throughout and situated on an expansive 700 sqm\* parcel of land that holds the future potential for development (subject to council approval). With three bedrooms, a brand new kitchen, updated bathroom, and plenty of space in between – this home is ready to move in and enjoy. Welcome to 847 North East Road, conveniently nestled just moments away from all the amenities you need for a hassle-free and comfortable lifestyle. Situated opposite Baymor Reserve with playgrounds and walking trails nearby this really is a family friendly location. Step inside and be welcomed by the spacious living and dining room, bathed in natural sunlight streaming through two large windows. Warm timber laminate flooring, a cozy brick decorative fireplace, ceiling fans and a new split-system air-conditioner complete the picture. The kitchen has been completely transformed, featuring modern cabinetry, soft close drawers, abundant countertop space and stainless steel appliances, including an electric cooktop and a dishwasher. Discover three spacious bedrooms, each with plush carpet and two of these are conveniently equipped with a built-in-wardrobe to provide ample storage space. Ceiling fans can be found in all bedrooms to ensure comfort during the warmer months. The well-sized bathroom has also been updated, showcasing a modern vanity, built in bath and a spacious shower. Moving outside, the sprawling backyard beckons with ample space for relaxation and enjoyment. A lengthy verandah provides the perfect setting for entertaining friends and family, while the spacious lawn area is an ideal playground for children or a free-roaming space for pets. A sizeable shed adds the convenience of secure vehicle storage. This property boasts an absolutely convenient location, providing easy access to amenities, parks, and schools. A mere 5-minute drive takes you to Westfield Tea Tree Plaza, a retail and dining hub that makes your daily errands a breeze. For families, Modbury West School, Para Vista Primary School and Modbury High School are just moments away, guaranteeing a smooth and stress-free commute. Furthermore, with Tea Tree Plaza Interchange nearby, you can swiftly reach the city. This location truly provides the complete package. Whether you're looking to move your family in and start enjoying the benefits, seeking a reliable investment, or exploring your next development opportunity in a prime location, this property is the perfect choice. Check me out; – Torrens Title, built in 1963 – Expansive 700 sqm\* land size with wide frontage (17.67m approx). – Three spacious bedrooms with ceiling fans – Built-robos to two bedrooms – Open plan lounge and dining area – Renovated kitchen with stainless-steel appliances including an electric cook-top and dishwasher – Updated main bathroom with modern vanity, built-in bath and shower – Separate toilet for added convenience – Undercover carport with room for two vehicles – Large verandah for outdoor entertaining – Split system air-conditioning and ceiling fans to living – Large shed with room to store a vehicle – Superb location, minutes from shopping, parks and schools Specifications: CT // 5311/876 Built // 1963 Land // 700 sqm\* Council // City of Tea Tree Gully Nearby Schools // Modbury West School, Para Vista Primary School, Wandana Primary School, Valley View Secondary School, Modbury High School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Gabe Titmarsh – 0412 900 907 gabet@eclipserealestate.com.au RLA 277 085