

85 Warren Road, Modbury North, SA 5092



Sold House

Thursday, 29 February 2024

85 Warren Road, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 642 m2

Type: House



Mohit Gupta
0421472034



Jonah Nekoranec
0413930049

\$640,000

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 85 Warren Road, Modbury North! Situated on a generously sized allotment of approximately 642sqm and with a frontage of approximately 18.50 meters astute purchasers will notice the subdivision potential subject to the necessary planning consent. Located only minutes from Burragah Reserve and Burragah 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:

- Manicured front gardens and excellent street presence.
- Spacious living room bathed in natural light located at the front of the home complete with wall mounted air conditioner, electric heater and views out to the front garden.
- Meals area flowing through to the neat kitchen with electric cooktop and water temperature control panel.
- Three spacious bedrooms all complete with block out blinds and floor to ceiling built in robes located in bedrooms two and three.
- Contemporary bathroom with bath, shower, basin and separate toilet located adjacent.
- Spacious solid brick laundry room with external access.
- Large outdoor undercover area, ample in size and perfect for weatherproof entertaining all year round.
- Great low maintenance yard perfect for children and pets, secure gated access down both sides of the property. Water tank included.
- Tool shed.
- Gas hot water system.
- Security system.
- Parking in all weather is a breeze thanks to the double width carport. Rear access is also provided through the gate that connects the carport and backyard.
- NBN fibre to the premises connection availability.
- No easements, encumbrances or significant trees.
- 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. 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 16/03/2024 @2:00 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