

86 Billabong Road, Modbury Heights, SA 5092

Boffo

Sold House

Thursday, 19 October 2023

86 Billabong Road, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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\$689,000

Nestled in a generous corner allotment, experience the comfort of this charming residence in the heart of Modbury Heights. Boasting a delightful blend of classic and modern features, this residence is sure to capture your heart. As you enter, you'll be greeted by a cosy lounge area connected to a rumpus room perfect for relaxing with family and friends. The adjacent meals room seamlessly flows through to the kitchen, creating a harmonious space for entertaining and everyday living. The kitchen itself offers on-trend touches featuring stainless steel appliances with ample cupboard and bench space, making it a delightful hub for culinary adventures. The family friendly layout offers four generously sized bedrooms, the master bedroom comes equipped with a ceiling fan and a convenient built-in robe, while the guest bedrooms are generously proportioned and conveniently serviced by a centrally situated main bathroom. Step outdoors and discover an undercover verandah with a secure expansive rear yard with a well-maintained grass area perfect for kids or pets to enjoy. Parking is always hassle-free with a double garage featuring an automatic roller door and a spacious driveway for secure off-street parking. This is an exciting offer into a hugely popular suburb, located within close proximity to local shops, schools and easy access to the Adelaide CBD! Features that make this home special:- Large main bedroom with ceiling fan and wall-length built-in robe- Bedrooms 2, 3 and 4 of good size, bedroom 2 and 3 with built-in robes and ceiling fan- Versatile rumpus room - Spacious light filled lounge room adjoining to the meals area - Contemporary kitchen with stainless steel standalone oven, gas cooktop, dishwasher complete with ample storage and bench space- Sparkling bathroom centrally located with separate bath and shower, dual basins, and separate toilet - Separate laundry with storage, additional separate toilet, and external access- Undercover verandah - Expansive manicured backyard with grass area perfect for kids and pets to enjoy - Garden shed- Solar electrical system with approximately 50 panels - Ducted air-conditioning in all 4 bedrooms, lounge and kitchen/dining - Detached double garage with automatic roller door and external access Ideally located only a short distance from The Heights School, local shops, and many public transport options. All of the shopping and entertainment that Tea Tree Plaza has to offer nearby and easy access to the CBD via the O-Bahn! All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174