

9 Folkstone Street, Modbury Heights, SA 5092



House For Sale

Tuesday, 14 May 2024

9 Folkstone Street, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 387 m2

Type: House



Benjamin Philpott
0883435600



David Philpott
0883435600

AUCTION

The northeastern suburbs of Adelaide are well in demand and provide great buying opportunities such as this 1970 built home. Ideal for those making their first purchase, looking for a manageable allotment or seeking an ideal investment, this one is ready to go. The light and bright formal lounge complete with large picture windows and combustion heater leads through to the well positioned dining area. The adjoining kitchen, at the centre of the home, features modern tones, upright gas cooker and sizable pantry. There are three bedrooms, with the master positioned to the front of the home and includes built-in robes as does bedroom 3. The full size, family bathroom is nearby and includes a shower, full size bath, and separate toilet. Additional storage is also located in the passage. Outside offers great undercover entertaining area and low maintenance, paved yard space offering a private and secure area. In addition to being freshly painted, other notable features include floating floors, light tones, roller shutters, ceiling fans, and heating and cooling. Public transport is nearby on Murrell Road as it open greenspace of Para Hills Reserve & playground. Both Westfield Tea Tree Plaza and The Grove Shopping Centre are less than 10 minutes away by car & nearby schools include East Para Primary, The Heights, Good Shepherd Lutheran, Modbury High & King's Baptist Grammar School. SPECIFICATIONS:CT // 6070/622Zoning // General Neighbourhood Land // 387sqmBuilt // 1970Council // City Tea Tree Gully Council Rates // \$1,470.75paSA Water // \$153.70pq + usageEstimated Rent // Written assessment provided upon request DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442