

9 Radar Street, St Agnes, SA 5097



House For Sale

Saturday, 25 November 2023

9 Radar Street, St Agnes, SA 5097

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mohit Gupta
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James Casserly
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Auction (USP) 09/12

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1992 built, charming family home that has immense country feel while being near the heart of the hustle and bustle of the Modbury civic centre itself. Backing onto your very own creek with ample flora, fauna and greenery surrounds this truly is a beautiful part of the world and a real delight. Welcome to 9 Radar Street, St Agnes! Situated on a generously sized north facing allotment of approximately 618m² and with an approximate frontage of 24.38 meters. The ample space provides a multitude of internal and external possibilities moving forward. Located within minutes from Westfield Tea Tree Plaza and Bus Interchange, St Agnes Shopping Centre, Modbury Hospital and ample parks, reserves and walking trails to explore such as Radar reserve, Australia reserve and Loch Lomond reserve to name a few. You will have a whole host of amenities at your doorstep. Various public transportation options can be found along Smart Road, Tolley Road and North East Road as well as being within walking distance to the Tea Tree Plaza Interchange that will make the city commute a brisk 20 minute journey. Schooling options include being zoned to Ardtornish Primary School and Modbury High School while being within close proximity to Modbury School (P-6), St Agnes School (P-6) and Banksia Park International High School. This is an opportunity to purchase into a hotly contested, amazing local community. Features of this amazing home include:

- Immaculate street presence and curb appeal.
- Manicured front lawns & double street facing bay windows adding to its storybook charm.
- Warm and inviting entrance way.
- Ducted evaporative cooling throughout the upper level of the home. A gas heater and a Reverse cycle split system air conditioner can be found on the lower level of the home.
- A lounge room at the front of the home with bay window looking out to the manicured front gardens.
- Adjacent the lounge room you will find a home office that leads seamlessly through to the spacious laundry room and separate toilet. The laundry provides external access and this whole space could potentially be converted into a master bedroom suite with ensuite subject to the necessary planning consent.
- Both downstairs areas open up to a grand open plan living, dining and kitchen area that looks out to the natural flora and fauna that awaits outside down by the creek. You will find a Reverse cycle split system air conditioner here as well as another bay window for you to sit down and enjoy the scenic views.
- Classic style Kitchen with gas cooktop, dishwasher, dual linen cupboards and even more views down to the creek.
- Upstairs there is a main bathroom and a further 4 bedrooms - the master bedroom suite is a parents retreat and complete with views out to the front gardens, plush carpet, roller shutters, a spacious ensuite with shower, vanity and toilet; as well as large walk in robe and wall mounted television bracket.
- Bedroom 2 complete with plush carpets, built in robes and rear views.
- Bedrooms 3 and 4 complete with built in robes and manual roller shutters.
- Classic style main bathroom complete with shower and bath. Separate toilet and powder room.
- Outside you will find a large paved verandah that runs the width of the home. A large entertaining at one end with a second space at the other for a quiet moment to relax and enjoy the views.
- Multiple courtyard areas, tiered gardens and a walking trail lead you down to your very own creek where you can relax and enjoy the sounds of the local wildlife all year round.
- There are dual water tanks by the creek bed that hold a combined total of 10,000 litres of water with pump.
- Double garage with rear external access to the entertaining area and internal access to the laundry end of the home with an alarm system included.
- A single lock up carport with automatic roller door is located on the opposite side of the home. Length and height clearance suitable for many utility vehicles such as a caravan, motor home, boat, trailer, quad or motorbike.
- Irrigation systems to the front and rear gardens.
- Secure gated access down both sides of the property.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- Zoned to Ardtornish Primary School and Modbury High School.
- Within close proximity to Westfield Tea Tree Plaza and Bus Interchange, St Agnes Shopping Centre, Modbury Hospital and ample parks, reserves 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 09/12/2023 @ 9:00AM 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