

**9 Welloch Street, Modbury, SA 5092**



**Sold House**

Friday, 1 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 457 m2**

**Type: House**

**\$890,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this stunning and contemporary 3 bedroom, 2 bathroom & 3 toilets family home in the ever popular suburb of Modbury. Welcome to 9 Welloch Street, Modbury. Built in 2018, with its prime location and impressive features, this property is sure to capture your attention. Located within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Civic Park and Baymor Reserve (as well as the many other parks and reserves) and only a stone's throw away from the shopping and business precinct that is North East Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. As you step inside, you will notice a central hallway leading to an open and inviting dining and living area which acts as the heart of the home. With an open plan chefs kitchen complete with an electric cooktop, dishwasher and huge walk in pantry with ample storage space adjacent; you will be able to entertain family and friends for many meals to come. The master bedroom suite boasts an impressive ensuite bathroom and oversized L shaped walk in robe which together act as it's own private retreat where you can relax and escape from the world. The two additional bedrooms are generously sized and offer built in robes and plenty of natural light. Bedroom 2 homes dual built in robes and bedroom 3 comes complete with it's own impressive ensuite, perfect for extended family or those who are in a stage of life where they require their own privacy and choose to come and go at their leisure. Family nights in at the home theatre are sure to be a treat for all. With rising costs and time becoming increasingly scarce what better way to spend time together as a family then have the theatre and experience come to you. Should your family need extra space this room works perfectly as a large fourth bedroom. A hidden feature of the home is the storage cupboard at the end of the central hallway. Like many other features of this home it is abundant in size and should the shelving be removed it could make a great space for a home office/study for those who are looking to work from home or get homework done of an evening. The undercover outdoor entertaining area is perfect for year round entertaining. Barbecues with family and friends or a quiet cup of tea in the morning listening to the local wildlife, it really is a gorgeous spot. For those with a love for cars or additional storage needs, the property offers a double garage with ample space for two SUV sized vehicles with even enough space to open the doors on both vehicles. Complete with rear external roller door access, storage shelving and internal access to the central hallway. This is an often overlooked quality of life feature that you will find forever useful. Caravan / motor home owners rejoice as the parking space at the front of the home is large enough to park your vehicle and not cover your driveway while still accessing your home. Install a front fence and you will have secure access for your home on wheels. Additional features of the home include:

- Generously sized allotment of approximately 457m<sup>2</sup> and with a frontage of approximately 15.00 metres.
- 2.7 metre ceilings and a steel frame home.
- Ducted reverse cycle heating and cooling throughout.
- Massive master bedroom suite with high quality ensuite and massive walk in robe.
- Yet another bedroom which can be called the master bedroom with an ensuite.
- Floor to ceiling tiles in both ensuites.
- A huge laundry room with ample storage space and room to install a shower and toilet.
- External access from the laundry.
- Linen press and cloak room cupboard in the central hallway.
- Third toilet with vanity and storage.
- Kitchen island with power points located in the open plan kitchen.
- Easy care yard with undercover entertaining area.
- Dual 2000 Litre rain water tanks plumbed to the kitchen and laundry with filters to the kitchen.
- Solar system with 18 panels.
- A bigger than usual double garage with roller door access to the back of the property and plus cupboards in it with plenty of storage.
- Side access door to the back of the property.
- No Easements, encumbrances or significant trees.
- Nearby schooling options include Modbury West School, Wandana Primary School and being zoned to Modbury High School.
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.

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 16/09/23 at 3:30PM 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