

**97 Murrell Road, Modbury Heights, SA 5092**

**NOAKES  
NICKOLAS**

**House For Sale**

Friday, 3 May 2024

97 Murrell Road, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 320 m2**

**Type: House**



Matthew Anand  
0402535135



Lachlan Edwards  
0468618952

## Best Offers By 20/5 (USP)

Best Offers By Monday 20th May at 1pm (Unless Sold Prior). If you're looking for a contemporary home that ensures functionality and luxury, this wonderful three-bedder will be ready to tick your boxes on Murrell Road. Just completed in 2023 and located facing north overlooking Para Hills Reserve, enjoy the luxury of minimal neighbours and a green expanse you can use daily without lifting a finger in upkeep! Presenting with the everyday practicality of two living spaces, everyone in your household can enjoy their own space, with an airy sense of extra room created by lofty 3m ceilings. There's plenty of room to relax together and entertain in the glorious open plan living and adjacent Alfresco, with great sets of glass doors connecting the dining and family spaces to the great outdoors. Wrapped in high fencing, look forward to unwinding outdoors in total privacy, or designing the space to suit your own needs. Indoors, a modern kitchen comes together around the island bar, prettily illuminated by staggered pendant lighting. Enjoy a breakfast bar, stone benchtops, a window and marbled tile splashback, and high quality appliances including a large gas cooktop. Behind the scenes, a butler's pantry conceals your sinks and adds additional storage to the 2pac cabinetry of front of house, while around the corner, a large laundry offers even more storage and external access. All carpeted for comfort, bedrooms two and three are fitted with mirrored built-in robes, plus a desk for bedroom three, while the larger main bedroom levels up with a walk-in robe and private ensuite. Enjoy two fully-tiled bathrooms, each designed with a feature wall tile that ties in neatly with the kitchen splashback, stylish raised basins, and black hardware to deliver a monochrome finish. Polished and promising, waste no time in making this modern home on Murrell your own. Located just a short drive to Woolworths Modbury Heights, everyday and specialty shopping at Westfield TTP, local schools, public transport, reserves and ovals, an easy existence awaits in Modbury Heights. More to love:- Reverse cycle ducted A/C throughout - Secure double garage and further off-street parking- Plenty of storage throughout- Instant gas hot water system- Rainwater tank and fuss-free landscaping- Moments to bus stops along Murrell Road and a short drive to Paradise Interchange- Zoned to Para Hills High, close to The Heights School and East Para Primary and within the catchment area for Liberman Kindergarten- Just 2.5km to Westfield Tea Tree Plaza and 13km to the Adelaide CBD Land Size: 320sqm Frontage: 10m Year Built: 2023 Title: Council: City of Tea Tree Gully Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.