

**13 Oldham Avenue, Modbury Heights, SA 5092**

**CENTURY 21**

**House For Sale**

Saturday, 4 May 2024

13 Oldham Avenue, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



John Leske

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**\$630,000 to \$680,000**

Located in a superb quiet street within walking of all amenities, this three bedroom home is situated on a large 678m<sup>2</sup> block and is perfect for a first home buyer or investor looking to add to his portfolio. The home was built in the 70's and is in generally good condition. The entry hall leads into a large separate lounge with floorboards and gas heating. All three bedrooms are of generous proportions with the master having a ceiling fan. The spacious eat-in kitchen is in original condition and has gas hot plates. The bathroom is functional and there is a separate laundry and w.c. The home is very secure with security windows plus security roller shutters. The home also has ducted reverse cycle air conditioning throughout and 3 wall mounted air conditioners. A special feature of the home is the excellent parking and garaging. At the front is a carport plus a driveway with room for many vehicles. At the rear is a huge double width garage which could easily be converted to a rumpus room if required. The land is rectangular in shape with frontage of over 18 metres, which is ideal for development in future years (subject to council consent). At least 10 solar panels are evident making your power bills diminish. Perfectly located in a quiet "low transit" street amongst other similar homes and within easy reach of desirable amenities. Local schools available include The Heights School, just around the corner (zoned for primary & secondary), Para Vista and Ingle Farm Primary Schools, along with East Para Primary, Valley View Secondary and Modbury West School. Modbury Heights Shopping Centre is only a few hundred metres away and quality specialty shopping facilities can be found at Westfield Tea Tree Plaza. Public transport is only a short walk to Ladywood Road or The Golden Way. There are many parks and reserves in the local area ideal for your sport and recreation, including the Modbury Soccer, Tennis and Bowling Clubs, The Modbury Sports and Community Club and the well-known Waterworld Aquatic Centre.