

15 Kelly Road, Modbury, SA 5092



House For Sale

Monday, 8 July 2024

15 Kelly Road, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Anthony and Emma Ward
0411428668

AUCTION Price Guide \$695k

Welcome to this charming and meticulously updated family home nestled in the heart of the Northeast, perfectly positioned on a picturesque corner allotment facing Quintal Avenue. Key Features:

- ***Bedrooms:** Discover 3 spacious bedrooms. The main bedroom boasts a walk-in robe, built-in robe, split system air conditioner, ensuite, and ceiling fan. The second bedroom offers ample space with a large walk-in robe, while the third bedroom features a built-in robe, ensuring comfort for every family member.
- ***Living Areas:** Enjoy a generous lounge and dining area complemented by a built-in bar and gas heater. Upstairs, a second living space awaits, complete with ceiling fans for added comfort.
- ***Kitchen:** Showcase your culinary talents in the stunning chef's kitchen, featuring modern appliances including a dishwasher. Thoughtfully redesigned with abundant cupboard space, this area overlooks peaceful garden beds, creating an inviting atmosphere.
- ***Casual Spaces:** A light-filled casual meals/family area provides the perfect setting for everyday dining and relaxation.
- ***Bathrooms & Laundry:** Immerse yourself in beautifully updated bathroom facilities and a contemporary laundry designed to meet your family's needs.
- ***Climate Control:** Enjoy year-round comfort with ducted evaporative cooling available both upstairs and downstairs.
- ***Parking:** Secure your vehicles with a garage and carport provided on the property.
- ***Outdoor Area:** The low-maintenance gardens spanning approximately 590 sqm feature a 12-station WiFi watering system and a shade cloth pergola, ideal for outdoor relaxation. Additional off-road parking adds convenience.

Location: Conveniently situated near Tea Tree Plaza, Clovercrest Shopping Centre, North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library, and various public transport options. Easy access to the CBD via The O-Bahn Interchange makes commuting a breeze. Families will appreciate the proximity to excellent public and private schools. Don't miss out on the chance to call this wonderful family home yours!

Please Note: The property won't be sold prior to auction. The Vendor's Statement may be inspected at the office of Better Homes and Gardens Real Estate 195 Wakefield Street, Adelaide SA 5000 for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. 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 including but not limited to a property's land size, floor plans and size, building age and condition, working condition and size of fixtures included in the sale) Interested parties should make their own inquiries and obtain their own legal advice. RLA 302688