

19 Derribong Road, Modbury North, SA 5092



House For Sale

Friday, 10 May 2024

19 Derribong Road, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 600 m2

Type: House



Mohit Gupta
0421472034



Jonah Nekoranec
0413930049

Auction 26/05@2pm

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic mid-century family home in the ever sought after suburb of Modbury North. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Welcome to 19 Derribong Road, Modbury North! Situated on a generously sized allotment of approximately 605sqm and with a frontage of approximately 22.3 meters astute purchasers will notice the subdivision potential subject to the necessary planning consent. Located directly opposite Ladywood Reserve & Modbury Jets Amateur Football Club and only minutes from many local amenities such as The Heights School, Modbury Heights Shopping Centre, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Waterworld and Pelican Plaza at Ridgehaven to name a few. This is a chance to purchase in a highly sought after pocket within an amazing local community. Features of this fantastic home include:

- Approx. 605m² allotment with an approx. 22.3m frontage
- Manicured front gardens and excellent street presence.
- Warm and welcoming entrance way that opens into the the spacious living room bathed in natural light complete with electric heater and views out to the front garden.
- A nearby meals area flows through to the neat kitchen complete with split system air conditioner, walk in pantry, views out to the rear yard and external access.
- Three spacious bedrooms with built in robes to the master bedroom.
- Contemporary bathroom with modern fixtures and fittings.
- Separate toilet adjacent bathroom.
- Sizeable laundry room with external access.
- Linen cupboard in main hallway.
- Large backyard with toolshed.
- Secure gated access down both sides of the property.
- Electric hot water system.
- Fibre To The Premises internet connection is available.
- Nearby schooling options include The Heights School, Redwood Park Primary School, Modbury School P-6, Modbury High School and Banksia Park International High School.
- Local places of worship include Revival City Church on Milne Road, Modbury North 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 26/05/2024 @ 2 PM 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