

22 Creek View Drive, Redwood Park, SA, 5097



House For Sale

Friday, 30 August 2024

22 Creek View Drive, Redwood Park, SA, 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Mohit Gupta
0421472034

Nest or invest !

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic double brick, 1961 built family home with ample scope to update to your liking and to grow and expand just as quickly as the family will. An exciting proposition for buyers in all stages of their property journey.

Welcome to 22 Creek View Drive, Redwood Park!

Situated on a generously sized, flat, easement and significant tree free allotment of approximately 700 square meters and with an approximate frontage of 18.28 meters and connected to the main sewer. Prospective purchasers will note the subdivision possibilities moving forward subject to the necessary planning consent.

Located in the heart of Redwood Park and within walking distance to the local childcare Centre as well as the IGA and specialty stores on the corner of Milne Road and McEwin Avenue. Public transportation options are very close by on Riverside Drive, Milne Road and Hancock Road. Within a few minutes drive from Major shopping facilities such as Westfield Tea Tree Plaza and Bus Interchange, Fairview Green Shopping Centre and St Agnes Shopping Centre as well as Modbury Hospital and various medical centres.

Ample parks, reserves and walking trails are nearby to explore such as Sunhaven Reserve and Eva Reserve. Local sporting and leisure activities include Modbury Bowling Club, Modbury Tennis Club, Modbury Sports and Community Club as well as Ashley Avenue Dog Park and Waterworld Aquatic Centre; all of which are conveniently within walking distance.

Local schooling options include Redwood Park Primary School, Ridgehaven Primary School, Banksia Park School R-6 as well as being zoned to The HEIGHTS SCHOOL in Modbury Heights.

This is an opportunity to purchase into a hotly contested, amazing local community.

Features of this amazing home include:

- Manicured front gardens in keeping with the local flora and immaculate street presence.
- Formal lounge/dining room located at the front of the home looking out to the front gardens complete with electric heater, split system air conditioner, ceiling fan and roller shutters on both sets of windows with carpeted flooring throughout. A serve through window sits between the lounge/dining and kitchen which makes meal times convenient and can be an added benefit when entertaining.
- Spacious kitchen with gas cooktop looking out to the undercover entertaining area and backyard; complete with split system air conditioner, ceiling fan and separate kitchenette located adjacent with external access.
- Master bedroom spacious in size with views out to the front garden and complete with floor to ceiling built in robe and vanity, ceiling fan, roller shutters with pull down blinds and carpeted flooring.
- Bedroom 2 complete with ceiling fan and roller shutters with pull down blinds and carpeted flooring.
- Bedroom 3 complete with roller shutters and pull down blinds as well as carpeted flooring.
- Retro-chic style bathroom complete with bath, shower and vanity as well as a separate toilet located adjacent.
- Linen cupboard in main hallway.
- External separate laundry room located adjacent to the outdoor entertaining area.
- Large outdoor entertaining area perfect for year round entertaining, looking out to the child and pet friendly backyard.
- Double length lock up carport with easy undercover access to the home through the back door into the kitchenette.
- Large garage and workshop with power.
- Lemon trees.
- Dual water tanks.
- NBN Fibre to the premises availability.
- No easements, encumbrances or significant trees.
- Large flat block on mains sewerage with convenient access to many of the ever popular amenities throughout the north

east of Adelaide.

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 14/09/2024 @ 6:00PM 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.

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