

30 Harkness Avenue, Modbury, SA, 5092



House For Sale

Monday, 28 October 2024

30 Harkness Avenue, Modbury, SA, 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Spacious Contemporary Living

Situated in the sought-after Housing Diversity Neighbourhood zoning and nestled at the end of a private, residents-only no-through road, 30 Harkness Avenue offers an impeccable blend of family-friendly functionality and modern charm. A healthy list of updates throughout - from private ensuite to the master, inverted ducted heating and cooling, and bill-busting 6.6kW solar panel solar system - combines for a beautiful base to plant your feet for the brightest of futures.

Hidden beneath a little TLC, discover a home that offers exceptional lifestyle potential for established families to step straight into. With a spacious dining and lounge in earshot of the open and airy contemporary kitchen, enchanting outdoor entertaining sailing beneath a striking pitched pergola and helmed by a crackling combustion fireplace for picture-perfect winter evenings, to the sweeping and sunny front yard that'll see the kids and pet pooch play safely for hours on end... this stellar property set on a prime 637sqm parcel invites exciting short and long-term potential.

MORE TO LOVE

- Versatile floorplan delivering up to 4 generous bedrooms, including master with AC, ceiling fan and private ensuite
- Easy entertaining potential as the lounge, dining and kitchen combine for one all-inclusive social hub to wine and dine friends or whip-up weekly deliciousness for the kids
- Contemporary foodie's zone featuring great bench top space, abundant cabinetry, and plenty of potential to update
- Updated family bathroom with separate shower and bath, lots of natural light, as well as separate WC for added convenience
- Practical laundry with storage, inverted ducted heating and cooling to soothe the summer heat, and 6.6kW solar panels for lower energy bills
- Lovely outdoor entertaining area with pitched pergola and combustion heater, ready for laid back morning coffee routines, weekend barbeque catch-ups and cosy winter evenings warmed by the fire
- Low maintenance backyard with huge scope to transform, as well as a massive front yard of kid and pet-friendly lawns
- Secure carport and extending pergola with room for multiple vehicles and great storage
- Superb 637sqm (approx.) allotment inviting exciting renovation, rebuild or subdivision possibilities, now or down the track (subject to council conditions)

SCHOOL ZONING

- A leisure stroll to Modbury South Primary, as well as Modbury High for unmatched schooling convenience
- Prefer private? Around the corner from Torrens Valley Christian School and moments to Prescott Primary

Marrying this leafy, family-friendly pocket walking distance to school, with the bustling TTP literally a stone's throw from your front door - everyday lifestyle convenience simply couldn't get any better! Such wonderful accessibility to cafés, department store and brand name outlets, as well as all your weekend entertainment in the one destination is an advantage that can't be overstated, while CBD commutes are made instantly stress-free for the city-bound professionals with the O-Bahn Interchange a 1km walk away.

Leased until February 2025 at \$600 per week

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property

throughout the active campaign.

Property Details:

Council | TEA TREE GULLY

Zone | HDN - Housing Diversity Neighbourhood

Land | 640sqm(Approx.)

House | 218sqm(Approx.)

Built | 1976

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa