

308 Milne Road, Modbury Heights, SA 5092



House For Sale

Saturday, 20 July 2024

308 Milne Road, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: House



Mohit Gupta
0421472034

Contact agent !

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely 1977 built, family home located in one of Adelaide's most sought after communities being Modbury Heights. Welcome to 308 Milne Road, Modbury Heights! Only a short walk away from the highly sought after Heights School, the Heights Shopping Centre, ample parks and reserves such as Ladywood Reserve, Kimberley Reserve, Currawong Reserve and Vulcan Reserve as well as being minutes away from Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Modbury Jets Amateur Football Club and public transportation options along Ladywood Road and Milne Road itself. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this amazing home include the following:

- Manicured front gardens in keeping with the local flora and immaculate street presence. Immediate livability upon entry thanks to the warm and welcoming entrance way, downlights, floating timber floors, ducted evaporative cooling and ducted gas heating throughout.
- Large open plan living complete with a wall mounted television bracket; bathed in natural light and with views out to the manicured front gardens. This makes for a fantastic space to rest and enjoy quality time with loved ones. It's a space that flows seamlessly into an equally inviting meals area for daily family debriefs around the dinner table overlooking the wood fire heater.
- An expansive kitchen with gas stovetop, dishwasher, high quality fixtures and fittings including the tiled splash back, garbage disposal unit below the sink and a huge walk in pantry.
- A spacious master bedroom suite is located towards the rear of the home for added privacy. Generous in size and complete with floor to ceiling built in robes and views out to the outdoor entertaining area and backyard.
- Contemporary bathroom with spacious shower, bathtub and dual sink vanity with stone bench top. Finishing touches include the floor to ceiling tiles and water temperature control panel. Separate toilet located adjacent.
- Bedroom 2 with built in robes is located at the front of the home and has views out to the front gardens.
- Bedroom 3 spacious in size.
- Large laundry room with ample storage and external access.
- Linen cupboards in the main hallway add extra storage options and always come in handy.
- Massive covered outdoor entertaining area is the perfect spot for year round entertaining of family and friends. Complete with weatherproof pull down blinds and overlooking the large child friendly backyard and cubby.
- Toolshed and water tank.
- Fire pit.
- Rumpus / home office backing onto the powered double garage which is a great option for those needing to work from home.
- Triple length carport with auto roller door and power.
- Irrigation system to both the front and back gardens.
- Solar system with panels on 3/4th of the roof.
- Fruit trees throughout the gardens such as lemons, apples and oranges.
- Alarm system.
- Gas hot water system.
- Secure gated access down both sides of the property.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- No Easements, encumbrances or significant trees.
- Local schooling options include The Heights School, Redwood Park Primary School, East Para Primary School and Golden Grove High School.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.

Please note that the property is currently tenanted with the tenants to be moving out very soon and hence the purchasers will get a clear and vacant possession of the property at the time of the settlement. 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 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