

**32 Michael Avenue, Modbury North, SA 5092**

**CENTURY 21**

**House For Sale**

Sunday, 23 June 2024

32 Michael Avenue, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 585 m2**

**Type: House**



John Leske

0882644927

## AUCTION

Cosily entrenched in this delightful home for over 5 decades the owner has finally decide its time to sell. Exceptionally well maintained 60s home in a prime location in the middle of the increasingly popular suburb of Modbury North. Located on an allotment of 585m<sup>2</sup> (approx) the home will suit a myriad of buyers eg first home buyers plus those astute investors looking to add to their current portfolio. Easy to rent and no work required here. The home has a wider than average frontage of approximately 19.20 metres and is easement free. The entry hall leads into an extra spacious lounge and dining room complete with gas heating and ducted evaporative air conditioning. The superb extra large timber kitchen has ample cupboard and bench space and overlooks the outdoor entertaining area with timber decking and under cover pergola - perfect for all year round entertaining. All 3 bedrooms are of generous proportions with all 3 having quality wardrobes. The bathroom is functional and there is a separate shower and laundry with access to the good sized gardens with ample fruit trees and tool shed. A special feature of the home is the ample parking space with a double width carport & access to a large 4 car enclosed carport/ garage with power.\* Local schooling options include Modbury West School, Para Vista Primary School and Valley View Secondary School (8-12).\* Close by to Good Shepherd Lutheran school.\* Local places of worship include Revival City Church on Milne Road, Modbury North and Gurdwara Sahib on Famechon Crescent, Modbury North.\* Within close proximity to Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, The Clovercrest Village as well as ample parks and walking trails. To be Auctioned on July 6th at 2pm (USP) on site .