

**36 Vulcan Avenue, Modbury Heights, SA, 5092**



**House For Sale**

Wednesday, 14 August 2024

36 Vulcan Avenue, Modbury Heights, SA, 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Family Home in Prime Modbury Heights Location

Discover the ideal family sanctuary on Vulcan Avenue in the heart of Modbury Heights. This charming 3-bedroom, 2-bathroom home, built in 1976, offers a generous living space of 169m<sup>2</sup> on a desirable corner block of approximately 710m<sup>2</sup>.

The corner allotment provides additional privacy and space, perfect for family activities and gatherings. With ample off-street parking, including a high double-width carport ideal for caravan storage and a double-width lock-up garage, this home caters to all your needs.

One of the standout features of this property is its prime location next to The Heights School. Imagine the convenience of walking your children to school every morning, with the school oval just steps away from your doorstep.

The Heights School, with a Technical College under construction and due for completion in 2025, is renowned for its excellent educational programs, making this home an ideal choice for families prioritizing education.

The property is on the M44 bus route. The bus stops are immediately adjacent to the property on both sides of Ladywood Road.

Modbury Heights is celebrated for its friendly community and excellent amenities. Enjoy weekend outings at nearby parks or take advantage of the convenient shopping options just up the street or a short drive away. There is a medical practice next to the shopping centre and the property is only minutes to Modbury Hospital.

Some additional features of the home include a solar electric system, ducted reverse cycle air conditioning, a gas heater in the lounge, an irrigation system for the gardens, sensor lights, and a wide rear verandah perfect for outdoor relaxation.

This property is an exceptional opportunity for those seeking a well-rounded family home in a prime location. Don't miss your chance to secure this charming residence in Modbury Heights. Act quickly – homes near The Heights School are in high demand!