

40 Melrose Street, Modbury Heights, SA 5092

House For Sale

Wednesday, 17 April 2024



40 Melrose Street, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 662 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction (USP) 04/05@4 pm

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic family home located in the heart of one of Adelaide's most sought after communities being Modbury Heights. Welcome to 40 Melrose Street, Modbury Heights! Situated on a generously sized allotment of approximately 662sqm and with a frontage of approximately 18.30 meters astute purchasers will notice the multitude of internal, external and subdivision possibilities moving forward subject to the necessary planning consent. Only a short walk away from the much sought after Heights School, the Heights Shopping Centre, Hargrave Reserve and minutes away from Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Modbury Jets Amateur Football Club and public transportation options along Milne Road. *Please note that this property is currently tenanted on a fixed term lease until the 24/12/2024 @ \$700 per week. Please call Mohit Gupta to explore the possibility to negotiate an early exit by the tenants for the right buyers. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this fantastic home include the following:

- Manicured front garden and excellent street presence.
- Immediate livability upon entry thanks to the warm and welcoming entrance way, downlights, floating timber floors and zone controlled ducted reverse cycle air conditioning throughout.
- Spacious formal lounge room 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. This space flows seamlessly into an equally inviting, open plan kitchen, dining and living area for perfectly suited for daily family life. A water temperature control panel is located in the living.
- Chefs kitchen complete with gas stovetop, dual sink, dishwasher, stone benchtops, luxurious tiled splashback and a large central kitchen island.
- Three sizeable bedrooms all complete with built in robes.
- Contemporary main bathroom with basin, bathtub and shower.
- Central hallway with linen cupboard.
- Spacious laundry with external access and separate toilet.
- Large outdoor undercover area perfect for year round entertaining while overlooking a fantastic child and pet friendly yard. Two sizeable tool sheds included.
- A great sized rumpus room with a large open plan main living area and its own separate bedroom. Split system air conditioning, downlights and tv bracket complete the space. An excellent option for extended families or to run a home business from.
- Possibility to convert the laundry/toilet into a second bathroom/toilet (Subject to planning consent).
- Secure gated access down both sides of the property.
- Gas hot water system.
- Double length carport with automated roller door.
- 10 KW Solar system with 28 panels.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- Nearby schooling options include East Para Primary School, Modbury West School, Modbury School P-6 as well as being zoned to The Heights School.
- Public transportation options can be found along Milne Road and McIntyre Road.
- Within close proximity to the Heights Shopping Centre, Hargrave Reserve, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and a multitude of other local amenities. 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 the 04/05/2024 at 4:00PM 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 endeavors 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