

5 Clyde Street, Modbury, SA 5092

Boffo

House For Sale

Wednesday, 10 July 2024

5 Clyde Street, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Graeme Brown
0882697711



Bligh Tressider
0882697711

\$649,000 - \$690,000 each

Discover three exquisite, brand-new Torrens Titled House and Land packages that await you in the sought-after suburb of Modbury. Nestled in a fabulous location within a quiet developing neighbourhood just a few hundred metres from Tea Tree Plaza, Modbury Triangle, the O'Bahn and popular Civic Park at the end of the street. With approved land division and planning consent, captivating architectural renders of your future home, and transparent pricing, we've taken care of all the intricate details, ensuring your peace of mind about the final result, both in terms of aesthetics and cost. With demolition of the building and pegging of the site complete, these blocks are ready for construction allowing the buyer to have confidence in the end product based on these approved plans and choose their selections from the full architectural drawings (available on request). All three homes boast expansive open-plan living spaces adorned with lofty 2.7m ceilings, three generously proportioned bedrooms, each equipped with built-in robes, and an array of top-tier fixtures and fittings. This offering is ideal for young families, professionals, downsizers, and first-time homeowners wanting a low maintenance allotment. The allure of a tailor-made, architecturally designed home is complemented by substantial savings on stamp duty and first home owner grants (subject to eligibility), making this opportunity truly exceptional. Key Features: - Torrens titled allotments - Land Division and Planning consent already granted - Fully approved floorplans (architectural drawings available on request) - The freedom to personalize finishes and selections to your liking - First home buyers enjoy a stamp duty exemption and eligible for a \$15,000 First Home Owners Grant (subject to criteria) - Enjoy year-round comfort with reverse cycle air conditioning - Immerse yourself in spaciousness with 2.7m ceilings throughout - Quality timber laminate flooring in living areas, complemented by plush carpets in bedrooms - Convenience meets security with a panel lift roller door - Instantaneous hot water system for efficiency - Energy-efficient LED lighting illuminates your new home - Stainless steel appliances - Stylish joinery in the kitchen, bathrooms, and laundry - Stone benchtops in the kitchen - Quiet location in a developing street a stones throw from Tea Tree Plaza and the O'Bahn. Dwelling 1 Land size: 238sqm* Building Size: 153.12sqm* Dwelling 2 Land size: 238sqm* Building size: 153.12sqm* Dwelling 3 Land size: 238sqm* Building size: 153.12sqm* Don't miss your chance to make one of these exceptional homes your own. Contact us today to learn more and begin the journey to your dream home in Modbury. Disclaimers: * All photos and illustrations are representative only. This home has not been constructed. * Boffo will be representing the land sale only* Approximate* This Proposed Plan of Land Division is being offered subject to all Council and government consents and subject to the deposit of the plan of land division and at this time may or may not be approved and/or may be awaiting approval and/or conditions to be satisfied, therefore please refer to the agent and/or the vendor and/or council in relation to the status of this proposed land development and/or make your own investigations to satisfy your enquiries. Please refer to the agent and or vendor for further clarification. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174