

5 Michael Avenue, Modbury North, SA 5092



House For Sale

Wednesday, 19 June 2024

5 Michael Avenue, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Area: 638 m2

Type: House



Mohit Gupta
0421472034



Jonah Nekoranec
0413930049

Auction 06/07/24

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic opportunity in the highly sought after suburb of Modbury North. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns or developers looking for a good size block with a very wide frontage. Welcome to 5 Michael Avenue, Modbury North! Note - This property is in a fixed lease till 27/05/25 @ \$1120 per fortnight and there is a possibility to negotiate an early termination for the right buyer. This subject to all parties agreeing to it. Situated only a stone's throw away from Clovercrest shopping centre, Clovercrest Hotel, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, many public transport options on Kelly/Montague road and ample parks within walking distance. Features of this fantastic home include:

- Approximately 638m² allotment with an approximate 26.6m frontage.
- Neat front lawns and good street presence.
- Immediate livability upon entry with floating timber floors throughout; as well as split system air conditioning in the living room.
- Gas kitchen with breakfast bar counter, ample cupboard space and a built in pantry.
- 3 Bedrooms completed with ceiling fans, roll-down blinds, carpeted floors.
- 2 bedrooms also include built in robes.
- A contemporary bathroom with walk-in shower, bathtub, new vanity and a separate toilet next door.
- Sizeable laundry with external access yard.
- Large rear shed/workshop/garage in yard providing a abundance of uses.
- Rear paved-Pergola area perfect for a veggie patch.
- Large single carport. Rear access is also provided through the gate that connects the carport and backyard.
- Local schooling options include Modbury West School, Para Vista Primary School and Valley View Secondary School (8-12).
- 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.
- NO EASEMENTS OR ENCUMBERENCES registered on the title.

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 06/07/24 @ 5.30 pm 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