

# 5 Oldham Avenue, Modbury Heights, SA 5092

## House For Sale

Wednesday, 10 July 2024

5 Oldham Avenue, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 1

Area: 691 m2

Type: House



Eli Robles

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Amanda Robles

0450727476

## Best offers by 5pm Monday 22nd July

Eli and Amanda Robles are proud to present 5 Oldham Avenue, Modbury Heights, a versatile and spacious family home set on an expansive 691sqm block. With a generous 18.2m frontage, this three-bedroom, one-bathroom property offers endless possibilities for homeowners and investors alike. As you approach, the beautifully manicured lawns at the front of the home set the stage for what lies beyond. Step through the front door into the inviting lounge room, where you'll immediately feel at home. The lounge room seamlessly flows into a versatile study/office rumpus room adorned with newly laid floating floorboards, which could easily be converted into a fourth bedroom, offering flexibility to suit your needs. The home features three well-appointed bedrooms, each with ceiling fans and built-in robes. These bedrooms are adorned with lush new carpets, enhancing their comfort and appeal. The centrally located bathroom, with a separate toilet, is perfectly situated for convenience. The kitchen dining area offers versatility & functionality. An opportunity exists to add a sliding door to a future outdoor entertaining area which would further enhance the lifestyle of the family that loves to entertain all year round. Freshly painted inside and out, this home boasts a modern and inviting atmosphere, ready for you to move in. The expansive backyard, with lush lawns, is ideal for children and pets to play and offers ample space for entertaining, gardening, or future extensions. The large block and expansive frontage enhance the property's street appeal and provide additional opportunities. This property's prime location in Modbury Heights ensures you are close to essential amenities, including schools, parks, shopping centers, and public transport options, making everyday living convenient and enjoyable. Specifications: CT / 5590/275 Council / Tea Tree Gully Zoning / GN Built / 1971 Land / 691m<sup>2</sup> (approx) Frontage / 18.2m Council Rates / \$1,103.75pa SA Water / \$165.55pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / East Para P.S, Para Hills School, The Heights School, Modbury West School, Para Vista P.S, Valley View Secondary School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069