

**6 Cockatoo Street, Modbury Heights, SA, 5092**

**TURNER.**

**House For Sale**

Tuesday, 24 September 2024

6 Cockatoo Street, Modbury Heights, SA, 5092

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



AnnaMaria Varelias  
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## Generous and Impeccable, Six Bedroom Family Home, Multiple Living, Park Frontage

Auction Saturday 12th of October at 11am - Unless Sold Prior.

This enchanting and immaculately presented family home provides exceptional spacious living on a block size of 622sqm (approx.) in a prime location opposite a desirable neighbour, a park!

With an abundance of windows, the sunshine and natural light are a constant visitor! A residence that boasts character and soul surrounded by exquisite gardens in the heart of Modbury Heights.

Features that make this home special:

Downstairs

- Entrance hall
- Formal Lounge with cedar feature wall and gas space heater
- Upgraded designer kitchen with De'Longhi gas bench hotplates and under bench oven / brand new Euro dishwasher
- Two generous bedrooms with built in robes
- Third Bedroom / Study
- Heating is a NECTRE gas space heater
- Upgraded elegant main Bathroom with separate shower, separate bath and floor to ceiling tiles
- Separate Toilet
- Spacious Laundry / Utility Room
- An inviting outdoor covered pergola entertaining area
- Cellar area under stairs

Upstairs

- Additional third informal living area with large amount of linen and built in cupboards
- Sizable master bedroom with stylish ensuite/two-way bathroom with bathtub and separate shower
- Two additional spacious bedrooms both with built in robes
- Separate powder/vanity room with a valuable third toilet

Extra Features

- One split system reverse cycle air conditioner downstairs
- Ducted evaporative air conditioning upstairs
- Quality fixtures and fittings throughout
- Drive through garage with access to rear garden / Two garden sheds
- Mature established leafy gardens surround the home

Perfectly located close to public transport and the O'Bahn which will have you in the city in 20 minutes. A high calibre of private and public schools including zoning for the Modbury Heights School. Cafes, restaurants, entertainment, parks and a multitude of sporting amenities are all on the doorstep. Shopping includes the Heights Shopping Centre, Tea Tree Plaza, Tea Tree Plus and Modbury Triangle. The well-respected Modbury Hospital and Medical Centres are all in close vicinity.

CT / 5516 / 832

Year built / 1982

Equivalent Building Area / 312sqm (approx.)

Land Size / 622sqm (approx.)

Council / City of Tea Tree Gully

Torrens Title

Rent appraisal / \$770pw - \$790pw

Speak to TURNER Property Management about managing this property

#expectmore  
RLA 62639