

6 Welloch Street, Modbury, SA 5092



House For Sale

Friday, 3 May 2024

6 Welloch Street, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 615 m2

Type: House



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\$600,000 - \$650,000

Say hello to a charming residence, perfectly positioned on a generous 615 sqm* allotment and wide 21.33m frontage. Featuring three well-appointed bedrooms, an updated kitchen and bathroom plus an expansive outdoor space. Whether you're looking for a cozy new home, a dependable investment or development project, this opportunity is for you. Welcome home to 6 Welloch Street, nestled in Modbury and just a stones throw away from a wealth of amenities. Step inside and be welcomed by the spacious front lounge, complete with charming hardwood flooring, a ceiling fan, and plenty of natural light to create a warm and inviting atmosphere. Continue to the kitchen and dining area, a welcoming open-plan space designed to foster connectivity during cooking and entertaining. The kitchen is tastefully updated with charming wooden cabinetry, a gas stove-top and a large window that overlooks the entertaining area. Step outside onto the spacious veranda, a perfect setting for year-round entertainment. Beyond lies a large, lush yard offering plenty of lawn space, ideal for gardening enthusiasts, pets, and children's enjoyment. As you make your way back indoors and down the hallway, you'll find three comfortable and generously sized bedrooms. Each room is equipped with built-in wardrobes for convenient storage, and two of the bedrooms also include ceiling fans. The updated main bathroom is fitted with crisp white tiling, a modern vanity, a built-in bath, a shower, and a separate water closet for added convenience. Discover the ultimate convenience in Modbury, a suburb experiencing exciting growth in recent years. Just a 5-minute drive away lies Westfield Tea Tree Plaza, a vibrant hub for dining, shopping, and entertainment. This centre hosts major retailers such as Coles, Woolworths, Target, and Kmart, as well as Hoyts Cinema and a variety of specialty shops. A short stroll down the street, Baymor Reserve offers a serene green space complete with a playground, picnic facilities, and sporting amenities. Additionally, the city centre is just a 20-minute drive away, making city adventures or work commutes effortlessly accessible. Whether you're moving in with your family, seeking a reliable investment, or exploring your next development opportunity in a great location, this property is the perfect choice. Check me out: - Torrens Title - Expansive 615 sqm* land size with 21m* frontage - Double carport - Three spacious bedrooms with built-in robes - Open plan kitchen and dining space - Updated kitchen with gas cook-top - Large front facing lounge room - Updated main bathroom with modern vanity, built-in bath and shower - Separate toilet - Expansive backyard with large verandah - Ducted air-conditioning throughout - Great location, minutes from shopping, parks and schools - And so much more... Specifications: CT // 5225/569 Built // 1971 Land // 615 sqm* Build Size // 174.1 sqm* Council // City of Tea Tree Gully Nearby Schools // Modbury High School, Modbury West School, Wandana Primary School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Gabe Titmarsh - 0412 900 907 gabet@eclipse realestate.com.au RLA 277 085