

**7 Manooka Street, Modbury Heights, SA 5092**

**House For Sale**

Thursday, 11 July 2024



7 Manooka Street, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 770 m2**

**Type: House**



Mohit Gupta  
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## Auction

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely 1971 built family home located in the heart of one of Adelaide's most sought after communities being Modbury Heights. Welcome to 7 Manooka Street, Modbury Heights! Situated on a generously sized western facing allotment of approximately 770 sqm prospective purchasers will note the internal and external possibilities moving forward subject to the necessary planning consent. Conveniently located within minutes of the Heights School, Heights Shopping Centre, Westfield Tea Tree Plaza and Bus Interchange, Clovercrest Shopping Centre, Modbury Hospital, ample parks and reserves such as Billabong Reserve and Noya Reserve; and public transportation options along Kelly Road, Milne Road and McIntyre Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this amazing home include the following:

- Warm and welcoming entrance way flowing through to the open plan kitchen, dining and living area. This space is the heart of the home and is bathed in warm natural light thanks to the skylight and full length windows with views out to the backyard; complete with polished timber floors, split system air conditioner in the dining room, blinds to all windows, gas stove top and filter tap located in the kitchen.
- Master bedroom with roller blinds and ensuite complete with vanity, shower and toilet. Views out to front garden make for a fantastic backdrop.
- Sizeable main bathroom with separate toilet adjacent.
- Large laundry room with external access.
- Bedrooms 2 and 3 generous in size and complete with roller blinds.
- Second living room at the rear of the home opposite bedrooms 2 and 3. A fantastic spot that could easily be used as a home office for those requiring a quiet space or a teenagers retreat.
- Tool shed and dual rain water tanks.
- Outdoor undercover area the perfect place for year round entertaining with family and friends while looking out to the large backyard, a wonderful space for children and pets to enjoy.
- Single garage with external access.
- NBN Fibre to the Premises approved.
- No Easements or Encumbrances.
- Local schooling options include The Heights School, East Par Primary School, Modbury West School, Valley View Secondary School and Para Hills High School.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.

• Please note that the property is currently leased which is due to end very soon and the new owners will get a clear and vacant possession of the property at the time of the settlement. 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 27/07/2024 @ 10:00AM 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 endeavours 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