

8B Grenache Ave, Modbury, SA, 5092

HARRIS

House For Sale

Wednesday, 25 September 2024

8B Grenache Ave, Modbury, SA, 5092

Bedrooms: 3

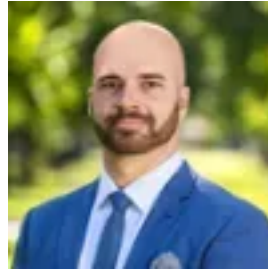
Bathrooms: 2

Parkings: 2

Type: House



Scott Moon



Troy Law

A boutique townhouse secret with the O-Bahn on tap & a TTP trajectory.

Best offers by 1:00pm Wednesday 9th October (unless sold prior)

There's every reason to seek out this contemporary style, not just for its eye-catching aesthetic, but also for its quiet rear position as one of a boutique designer pair with the perfect response to privacy and security...

No one needs to know you're here.

You'll open the door to quality and close the door for calm, a wash of powder whites, lofty ceilings, floating timber floors, and open plan living dominance that lets you lay out your lifestyle, your way.

The crisp, contemporary ease of it all is ideal for those averse to upkeep, namely first-time buyers, investors, or downsizers, and on its ultra-efficient parcel, you gain a lock-up garage, rear courtyard access, and discreet internal entry.

Into outdoor entertaining? The open-air, fully paved and fenced rear courtyard is ready for friends, leaving you cook like you mean it in the kitchen statement piece – quality appliances, plenty of storage, and social breakfast island included.

Reserving the upper floor for all three robed bedrooms, the modern bathroom gleams in a full height, dynamic wave of marbled tiles, the freestanding bath a luxury bonus – the forward master bedroom's ensuite becomes your private indulgence.

Despite such a peaceful back seat, you'll applaud the ease of North-East Road nearby as your guide to Bunnings, Tea Tree Plaza retail, Modbury Hospital, and tree-studded Civic Park, with the Modbury Hotel for a pub meal or catchup drinks.

Plan your city commute on the O-Bahn, your weekend leisure along the Linear trails, and the best move yet – discovering this boutique townhouse secret.

Discover luxe in a striking urban profile:

- Discreet designer profile in a contemporary 2019 build
- Secure lock-up garage with internal entry
- Open plan living ground floor design
- Under stair storage
- Guest powder room on the main level
- Quality stainless cooking appliances
- Master with luxe ensuite
- 3 upstairs bedrooms – all with BIRs
- Full-sized & fully tiled upstairs bathroom with soaker tub
- In easy reach of the O-Bahn & TTP Interchange
- A high quality first-buy or investment contender...

Specifications:

CT / 6218/338

Council / Tea Tree Gully

Zoning / HDN

Built / 2018

Land / 182m2 (approx)

Council Rates / \$1,767.35pa

Emergency Services Levy / \$133.95pa

SA Water / \$168.79pq

Community Rates / \$440.00pa

Estimated rental assessment: \$650 - \$680 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Modbury West School, Modbury South P.S, Modbury School P-6, Para Vista P.S, Wandana P.S, Modbury H.S

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