

**90 Billabong Road, Modbury Heights, SA 5092**



**House For Sale**

Sunday, 23 June 2024

90 Billabong Road, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1378 m2**

**Type: House**



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## Best & Final Offers by 10/7/24 5pm USP

This sixties home on a 1378sqm double block boasts sprawling street frontage and a brilliant location opposite a lovely local park and community playground. The double allotment is on one title and features 39.6m street frontage, presenting obvious development potential (stcc). But this three bedroom property also promises great things to investors and family buyers with building, extending and renovating in mind. A single garage, carport and three sheds provide convenient storage for building or renovation projects. The existing home has some interesting features - a paved front courtyard with a Mediterranean vibe, a full-width rear verandah for relaxed outdoor entertaining, and striking interior architecture that hints at European influences. The floorplan also encompasses a generous lounge, adjoining dining room and an original kitchen. The bathroom includes a bath, shower and separate toilet, while the old-style laundry is quite spacious. With so much valuable land to play with, this is an attractive opportunity with plenty of positives:

- 1378sqm flat double block - two blocks on one title
- Street frontage spanning 39.6m
- Located opposite the beautiful Billabong Reserve
- Three bedrooms
- Generous lounge and connected dining room
- Tidy bathroom
- Spacious original kitchen
- Single lock-up garage plus adjacent single carport
- Split system heating and cooling
- Pitched ceilings and exposed timber beams
- North facing pergolas for outdoor enjoyment
- One large and two smaller garden sheds
- Close to public transport
- Just 500m to East Para Primary School

Contact Jakub Ratajczak on 0448 114 454 for further information. Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.