



**SOLD**

## SPLIT LEVEL BEAUTY IN MODBURY NORTH

Welcome to your next home in Modbury North, South Australia! This charming and warm split-level 3-bedroom, 1 bathroom home is perfect for any family looking for a fresh start. With 2 car parks, a spacious 566. square metre land size this house has plenty of room for you to make it your own.

Inside, the house is equipped with built in wardrobes for the bedrooms, and a brand-new gas space heater and evaporative ducted cooling system to keep you comfortable all year round. The master bedroom is also equipped with a brand-new ceiling fan. The current owner has just completed extensive renovations to the home with new paint inside and out. New carpet in the lounge and bedrooms and landscaping at the front and rear yards.

The outdoor entertainment area is the perfect spot to host summer barbecues and family gatherings, and you can rest assured that it is fully fenced to keep the little ones in. The addition of a fan for the warmer days and zip blinds/privacy screens that allow fresh air through for privacy all along the side and back.

You will see in the rear yard adjacent to the entertainment area, there is a large flat foundation that was added when the home was built, initially for an extra room but the owner found it surplus to her needs. However, subject to council approval, this would be a great way to extend the lounge, have a second living area or simply a 4th bedroom. There is also a shed for extra storage or a workshop area at the bottom of the yard.

This house is conveniently nestled in Modbury North, close to Tea Tree Plaza, Modbury Hospital and is zoned to the Modbury High School.

Modbury is where a multitude of amenities are, it has everything you need from Centrelink, RAA and various Specialist rooms nearby. You'll be close to public transport, giving you easy access to the CBD and other surrounding suburbs. The area is also known for its beautiful parks and reserves, so there's plenty of opportunity to escape the hustle and bustle of city life.

This house is perfect for anyone looking for a comfortable and secure home. It's ideal for first home buyers, investors, or anyone in search of a fresh start. Don't miss out on this great

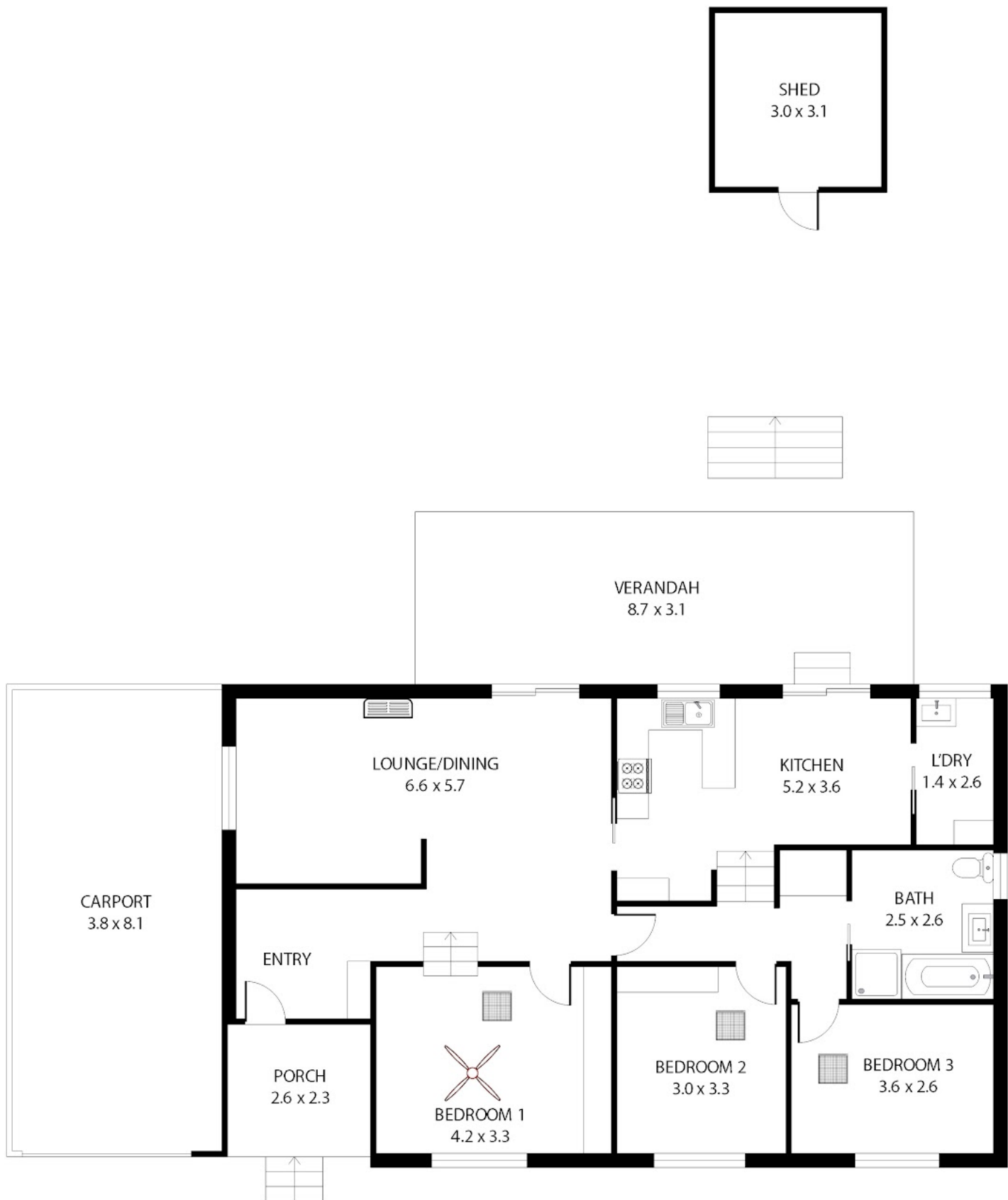
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$648,000**

**OPEN FOR INSPECTION:**  
**N/A**



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167m<sup>2</sup>   98m<sup>2</sup>   27m<sup>2</sup>   21m<sup>2</sup>   6m<sup>2</sup>   9m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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