

25 BARAGA GROVE, MODBURY HEIGHTS, SA, 5092



SOLD

RENOVATED, REJUVENATED AND LOOKING SPECTACULAR

Located at the end of a quiet cul-de-sac in a highly sought after pocket of Modbury Heights, this beautiful executive family home will appeal to multiple buyer groups including the professional couple, the growing family, interstate and overseas buyers as well as the astute investor looking for that unique property to add to their portfolio. They say that first impressions tell a story, well that is certainly the case here. Situated on the apex of a hill boasting sweeping hill and valley views, this elegant home exudes style, comfort and warmth. If privacy and security are important to you, then we strongly recommend you put this address at the top of your wish list.

This property has undergone significant improvements and upgrades and the end result is truly amazing. The renovations include:

- * New carpets to bedrooms, stairs and landing
- * Painted throughout
- * Updated kitchen with new bench-top, electric wall oven, extractor fan, gas cooktop, dishwasher and sink
- * New downstairs bathroom and laundry
- * New light fittings
- * New window dressings
- * Refurbished bamboo flooring
- * New tiling to the front porch
- * New gazebo to the pool area
- * Landscaping to the front and rear gardens

Lower level features include:

- * Formal dining and lounge to the front of the home
- * Fourth bedroom with built-in robe that could easily become your office/study
- * Enormous kitchen with oodles of work space, servery and casual dining area
- * Rumpus room to the rear of the home with wood fire heater
- * Guest powder room and laundry with external access
- * Covered entertainment area

Upper level features include:

- * Three bedrooms, the master with walk-through robe and modern ensuite

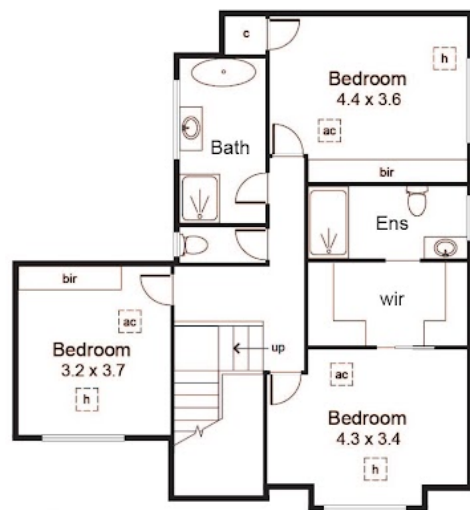
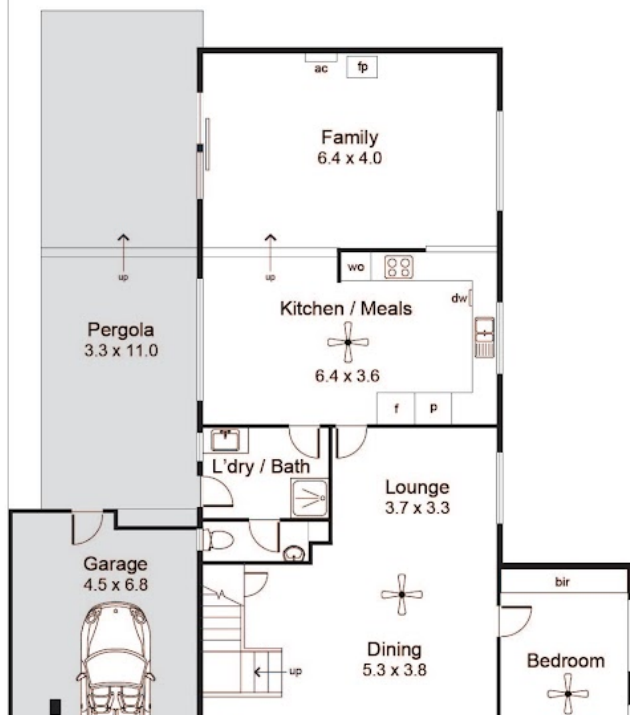
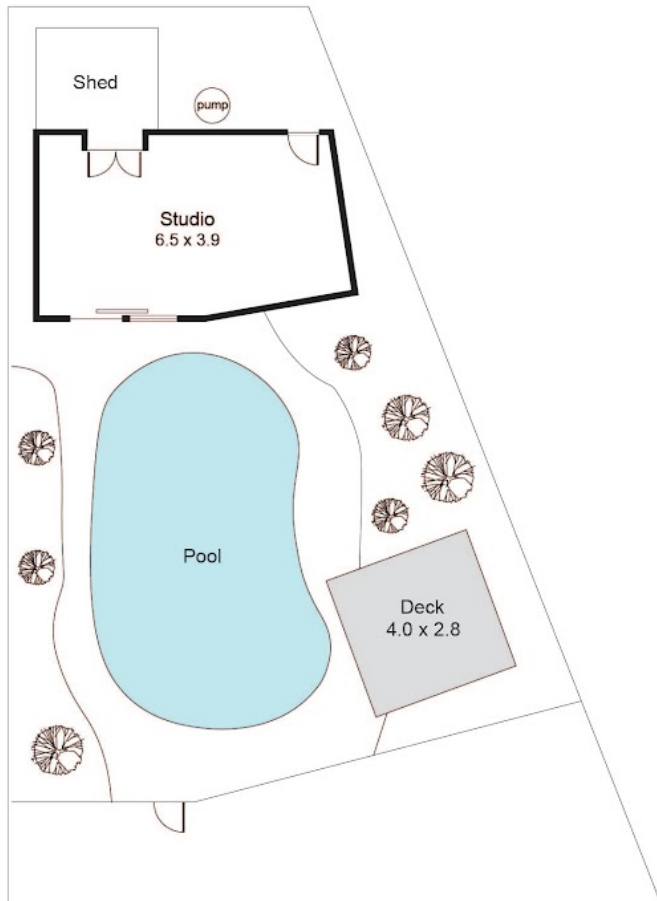
4 BED | 3 BATH | 4 CAR

PRICE:
\$1,020,000

OPEN FOR INSPECTION:
N/A



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First Floor

Area (Estimate only)	
Lower Living	116.4 m ²
Upper Living	74.7 m ²
Garage	30.6 m ²
Pergola	40.7 m ²
Total	292.7 m²

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.

Ground Floor