

11 Apex Avenue, Modbury North, SA, 5092



House For Sale

Thursday, 24 October 2024

11 Apex Avenue, Modbury North, SA, 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Apex Family Living!

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic family home in the ever sought after suburb of Modbury North. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking to reap highly sought after rental returns.

Welcome to 11 Apex Avenue, Modbury North!

Located down the road from Kimberley Reserve and within walking distance to Ladywood Reserve and Modbury Jets Amateur Football Club, O'Briens Montessori Centre and Modbury Kindergarten as well as being zoned to The Heights School and only a short walk away from the Heights Shopping Centre as well as other parks and reserves such as Currawong Reserve and Vulcan Reserve. Minutes away from Waterworld, Pelican Plaza at Ridgehaven, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital; and various services and specialty stores that can be found along the thoroughfare that is North East Road. Public transportation options can be found along Ladywood Road, Milne Road and Golden Grove 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:

- Manicured front gardens in keeping with the local flora and immaculate street presence.
- Immediate livability upon entry with a warm and welcoming entrance way complete with timber flooring, various split system air conditioners and ducted evaporative cooling throughout.
- Formal living and dining room located at the front of the home with views out to the manicured front gardens and complete with ceiling fan, gas wall heater, plush carpeted flooring and automated roller shutters on the front windows.
- Master bedroom with dual built-in robes, wall mounted television and bracket, split system air conditioner, ceiling fan, plush carpeted flooring and automated roller shutters.
- Bedrooms 2 and 3 are both complete with built in robes and plush carpeted flooring.
- Contemporary bathroom complete with vanity, shower and toilet with a second separate toilet located adjacent.
- Centrally located, spacious kitchen acts as the heart of the home and is complete with gas cooktop, built-in oven, ceiling fan, ample pantry and cupboard space, as well as a breakfast bar and service window leading through to the family and meals areas at the rear.
- With tiled flooring, ample natural light, manual roller shutters, ceiling fan and a split system air conditioner this family living area of the home is a space where prospective purchases will be able to see themselves entertaining family and friends while enjoying regular quality time together.
- Bedroom 4 located off of the family room with its own manual roller shutters, pull down block out blind and built in robe. A great option for guests or those members of the family looking for their own independence and space.
- Laundry room located adjacent the kitchen.
- Gas hot water.
- Dual linen cupboards in the hallway for added storage options.
- External access is provided from the family room to the paved rear courtyard and beyond prospective purchasers will find a mature garden with ample greenery and shrubbery which is low maintenance thanks to the irrigation system that supports both front and rear gardens.
- Secure side access down both sides of the property.
- Single undercover carport.
- Tool shed with power.
- Security systems at both the front and rear of the home.
- NBN Fibre to the Premises availability.
- Local schooling options include The Heights School, Redwood Park Primary School, Modbury School P-6 and Modbury High School.

- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.

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 09/11/2024 @ 1:30PM 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