

**13 De Sassenay Crescent, Modbury Heights, SA,
5092**



House For Sale

Thursday, 24 October 2024

13 De Sassenay Crescent, Modbury Heights, SA, 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Heights Family Home

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely 1975 built, family home located in the heart of one of Adelaide's most sought after communities. 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 13 De Sassenay Crescent, Modbury Heights!

Only a short walk away from the much sought after Heights School, the Heights Shopping Centre, Hargrave Reserve and minutes away from Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Modbury Jets Amateur Football Club and public transportation options along Milne Road, Ladywood Road and McIntyre 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:

- Manicured front gardens in keeping with the local flora and immaculate street presence.
- Spacious lounge room at the front of the home with views out to the front garden and complete with split system air conditioner and floating timber flooring throughout.
- Centrally located kitchen with views out to the front garden and complete with gas cooktop.
- Dining/family room with external access. The perfect space for regular family debriefs.
- Master bedroom complete with plush carpeted flooring and built in robes.
- Bedrooms 2 and 3 complete with plush carpeted flooring and built in robes to bedroom 2.
- Contemporary main bathroom with vanity, shower and separate toilet located adjacent.
- Linen cupboard in hallway for added storage.
- Spacious laundry room with easy external access.
- Peaceful side courtyard wrapping around the property to the large child and pet friendly yard to the rear.
- Toolshed.
- Solar System.
- No easements, encumbrances or significant trees.
- NBN internet connection available.
- Local schooling options include The Heights School, Redwood Park Primary School, East Para Primary School and Golden Grove 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 02/11/2024 @ 6:30PM 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.

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