

**13 Hutt Place, Modbury Heights, SA, 5092**



**House For Sale**

Thursday, 21 November 2024

13 Hutt Place, Modbury Heights, SA, 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## EASY CARE APPEAL, EFFORTLESS LIVING

13 Hutt Place is a 3-bedroom, 2-bathroom home that sits on a 733m<sup>2</sup> lot (approx).

Together with plenty of parking, lockup garage and a carport under the main roof makes this a great home in a great location.

### WE ALSO LOVE THESE FEATURES:

- Main bedroom with ensuite and WIR
- Built in mirrored robes in 2 bedrooms
- Easy care floor tiles
- White kitchen with breakfast bar
- A roomy layout for the dining and lounge area
- Ceiling fans plus air conditioning
- Large family meals area leading off the kitchen
- Separate laundry
- Love the large, covered patio area with awnings; it's just perfect for those BBQ get togethers or a place for the morning coffee catch-up
- A generous sized backyard giving lots of room for the family to move.

As an added advantage, the home is located within the Tea Tree Gully Council and is within the catchment of many and highly commendable Senior and Primary schools. Tea Tree Plaza and other major shopping centres with excellent transport facilities complete the perfect location of 13 Hutt Street, Modbury Heights.

Council Rates \$740.75 pq (approx)

SA Water \$219.64 pq (approx)

Call COLIN MARTIN 0412 822 166

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