

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

**eclipse.**  
REAL ESTATE

## **House For Sale**

Thursday, 24 October 2024

17 De Sassenay Crescent, Modbury Heights, SA, 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Aidan Anthony  
0423319554

## Hi, I'm Your Ultimate Family Escape...

Say hello to an expansive family home that effortlessly blends comfort and style. With up to four bedrooms, two bathrooms, spacious living areas, and a generous outdoor entertaining space, this 580 sqm\* allotment is thoughtfully designed to meet all your family's needs.

Welcome home to 17 De Sassenay Crescent, a peaceful retreat in Modbury Heights, just a stone's throw from leafy reserves, top schools, and shopping hubs.

Step into the spacious formal living room, where natural sunlight pours through a charming bay window. From there, flow into the heart of the home: an inviting open-plan kitchen and meals area, perfect for entertaining and spending quality time with family. The contemporary U-shape kitchen impresses with its ample storage, shaker-style cabinetry, tiled backsplash, and sleek appliances, including a gas cooktop and dishwasher.

Two sets of glass sliding doors effortlessly open up to an impressive outdoor space, where the expansive undercover entertaining area invites you to host with ease. Beyond, the neat artificial lawn, cozy gazebo, and tranquil pond with a fountain create a perfect retreat for relaxation.

Back inside and on the left wing, discover three well-sized bedrooms, each with built-in robes and ceiling fans, serviced by a spacious main bathroom complete with ample storage, a built-in bath, and a separate toilet for added convenience.

Finishing off this impressive home is a detached rumpus room, accessible from the backyard. This versatile space features direct access to a second bathroom, split-system A/C, and glass sliding doors perfect as a guest suite, home gym, playroom, or even a private movie theatre. The choice is yours!

Enjoy suburban living in Modbury Heights, where everything you need is within easy reach. Take a stroll to Modbury Heights Shopping Centre, or enjoy a short drive to Westfield Tea Tree Plaza, home to major retailers, specialty stores, and dining options. Just around the corner, Malay Reserve offers a perfect spot for family outings, with a playground and peaceful walking trails. Families will love the convenience of being within walking distance of The Heights School and East Para Primary School, making school runs a breeze. Plus, the nearby O-Bahn ensures quick and easy commutes to the city.

Check me out:

Torrens Title home on generous 580 sqm\* allotment

Three bedrooms with built-in robes and ceiling fans

Fourth bedroom/ rumpus room with direct access to second bathroom

Formal lounge with bay window

Open plan kitchen and meals area

Contemporary kitchen features ample storage, shaker-style cabinetry, tiled backsplash, and sleek appliances, including a gas cooktop and dishwasher

Main bathroom complete with ample storage, a built-in bath, and a separate toilet for added convenience

Second bathroom with modern vanity and crisp white tiling

Evaporative ducted air-conditioning

Gas ducted heating

Split-system A/C to rumpus room

Expansive alfresco undercover area with ceiling fans

Charming gazebo overlooking pond with fountain

Low-maintenance artificial turf

Garden shed

Single carport plus driveway space, total of four off-street vehicle parks

Outdoor sensor lighting

Irrigation system

And so much more

Specifications:

CT // 5380/853

Built // 1976

Land // 580 sqm\*

Home // 140 sqm\*

Council // City of Tea Tree Gully

Nearby Schools // The Heights School, East Para Primary School, Modbury School P-6

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

Aidan Anthony 0423 319 554

aidana@eclipse\*\*\*

RLA 277 085