

18/26-28 Crozier Avenue, Modbury, SA 5092



House For Sale

Wednesday, 8 January 2025

18/26-28 Crozier Avenue, Modbury, SA 5092

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Lawrence Cocca
0422918099



Anthony Buccella
0466396166

\$535,000 - \$585,000

A delightfully updated two-bedroom free-standing unit fully renovated in 2024, securely located towards the rear of a leafy group in Adelaide's North-East. Enjoy convenient onsite parking in the secure single car port with automatic roller door, tidy low-fuss landscaping and sparkling modern interiors with contemporary finishes and upgraded amenities for a carefree and seamless transition into low maintenance home ownership. Dressed in stylish floating floorboards, LED downlighting and crowned with ceiling fans throughout, comfort is assured. Both bedrooms are infused with natural light customisable with dual roll down blinds, while the master further benefits from a built-in wardrobe, split system A/C & ceiling fan. The bathroom features luxurious heritage-style tiles with a freestanding bathtub, semi-frameless shower and a sleek wall-hung vanity. A large mirror enhances the space, while the heritage look floor tiles create continuity with the laundry and toilet. Additional comfort is provided by heat lamps and an exhaust fan, ensuring the room is both stylish and functional. The laundry, with its chic subway tiling, features a practical sink, clever storage solutions, and a sleek benchtop. The heritage look floor tiles are shared from the bathroom, providing continuity and a cohesive flow between the spaces. Additionally, access to the rear private courtyard brings in natural light and enhances the room's functionality. The separate toilet with window & exhaust fan also boasts the same beautiful heritage look floor tiles, ensuring that this space remains consistent with the rest of the redesigned areas while maintaining its own practical function. New stainless steel appliances, including a 4-burner gas cooktop, electric oven, and dishwasher feature in the elevated kitchen. The Herringbone tiled splash-back beautifully contrasts with the white high-gloss cabinetry and built-in pantry. A secondary split system A/C positioned in this open plan space maintains the interior climate of the adjacent dining and living rooms while blinds on all windows (except toilet & bathroom). A paved rear low-maintenance garden overlooking a peaceful creek, surrounded by trees and nature, caps off this fully self-contained and self-sufficient property. It offers downsizers or first home buyers an exciting opportunity to leap into minimalistic, modern living. You can enjoy the beauty of nature right in your backyard, with colourful birds singing and, on occasion, even koalas in the trees. Additionally, the property features a garden shed and side access for added convenience. The current owner has also received council and strata approval to build a rear pergola. Investors will also love this recently renovated property which offers a great opportunity with rental returns between \$490 and \$520 per week. Currently vacant and ready to be lived in, it benefits from affordable strata and council rates, providing excellent value and steady income potential. With modern updates throughout, the landlord won't need to worry about costly renovations for years to come, making it a hassle-free investment. Within walking distance, you'll find Westfield Tea Tree Plaza, bus stops, cafes, restaurants, and nearby walking trails, offering both convenience and a great outdoor lifestyle.

Specifications: Year built - 1988
Strata Fees - \$410 PQ (Includes Admin & Sinking)
Council Rates - \$362 PQ (City of Tea Tree Gully)
ESL - \$108 PA
Water usage is shared amongst the group
Rental Estimate - \$490 - \$520 PW (Rental letter can be provided at request)

Additional features include:

- Security Screen Doors to front, rear & laundry
- Split System A/C in Living & Master bedroom
- Separate Laundry with under bench provisions for a washing machine/dryer combo
- Garden shed and retractable clothesline in the backyard
- Private paved rear yard with low-maintenance lawn, backing onto a peaceful creek.
- Separate Toilet with window & tiled flooring.
- Master bedroom with mirrored built in wardrobe, A/C, blinds & ceiling fan.
- Free standing unit with side access securely located towards the rear of a quiet group
- 4-panel style internal doors throughout
- Awnings to front windows for privacy and climate control
- Single carport with automatic roller door
- Linen press, 2 laundry cupboards & floor to ceiling built in kitchen pantry for storage
- Located just 1km away from Westfield Tea Tree Plaza
- Within 10km to UniSA Mawson Lakes campus
- Nearby schools include: Modbury West School, Prescott Primary, Good Shepherd Lutheran School, East Para Primary School, The Heights School, Modbury High School, Valley View Secondary School, Para Hills High School

Please note security camera's, ring doorbell camera & TV is not included with the sale***Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.