

**188 Ladywood Road, Modbury Heights, SA, 5092**



**House For Sale**

Wednesday, 18 December 2024

188 Ladywood Road, Modbury Heights, SA, 5092

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Connie Tripodi  
0881204811



Joe Tripodi  
0881204812

## **OPEN FOR INSPECTION THURSDAY 19TH DECEMBER 5.00PM-5.30PM ... BRILLIANT FOUR BEDROOM FAMILY HOME**

Well maintained and immaculate throughout, the excellent presentation of this great family home is a credit to the long term owners. A great opportunity to secure this ideal four bedroom family home within easy walking distance to The Heights School, The Heights Technical College and Modbury Heights Shopping Centre.

Upon entering the atrium style window provides a great outlook to the outdoor areas. The versatile floor plan offers multiple living areas that comprise of a separate spacious lounge with raked ceilings, formal dine/study room, good sized family room to the rear and a spacious casual meals/dine area adjacent to the beautifully updated kitchen that is complete with gas cooktop, double drawer dishwasher, ample bench and cupboard space plus a convenient breakfast bar. Attractive built in robes to main bedroom, plus built in robes to bedrooms two and three all serviced by a stunning updated main bathroom.

Other features include stylish slate flooring to main living areas, ceiling fans, linen cupboards and to keep the elements at bay there is ducted gas heating and ducted cooling.

Outside offers a sensational gable roofed undercover area perfect for entertaining family and friends and lawn area with plenty of room for kids and pets to play. Running along the side of the home is a separate undercover area with a delightful garden setting and for your garden needs there are multiple garden/tool sheds. Ample off-street parking is provided by a good sized driveway that leads to a carport with auto door and room to park up to three vehicles undercover. Established low maintenance gardens all set on a generous approx. 684sqm allotment complete this fabulous family package.

Potential to redevelop/subdivide this symmetrical approx. 684sqm allotment with an approx. 20.45mtr frontage x approx. 33.45mtr depth all subject to necessary consents.

Short stroll to Woolworths, Easy access to public transport that connects to the O-bahn for direct transport corridor to the city. Minutes to Tea Tree Plaza Shopping, Golden Grove Village Shopping, Pedare, Golden Grove High and Gleeson College.

RLA 1866

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before commencement.