

**22 Baraga Grove, Modbury Heights, SA, 5092**

ALL ADELAIDE

**House For Sale**

Thursday, 24 October 2024

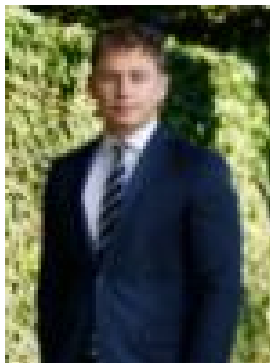
22 Baraga Grove, Modbury Heights, SA, 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Blake Bryant  
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## **Fabulous Family Home on Generous Traditional Block**

Perfectly positioned on a generous traditional allotment of 705m<sup>2</sup>, this fabulous 3 bedroom family home offers both formal and casual living zones across a refreshing, contemporary design that will appeal to the active growing family looking for room to move and space to grow.

Sleek timber grain floors, fresh neutral tones and ambient natural light create a comfortable ambience that flows effortlessly throughout the home. Relax in a generous family/ living room or step on through to a combined kitchen/dining/family area where sliding doors provide seamless access to a high gabled outdoor entertaining pergola.

The kitchen is bright and comfortable featuring high raked ceiling, stone look bench tops, double sink with filtered water, modern appliances, breakfast bar, bay window to the pergola area and ample cupboard space.

There is plenty of space to entertain larger groups comfortably outdoors under the pergola and ample room for the kids to run and play on a large lawn covered back yard complete with established border gardens and ample shedding.

All 3 bedrooms are well proportioned, all offering fresh quality carpets, ceiling fans and robe amenities. The master bedroom features a generous walk in robe and direct access to a clever two-way main bathroom. Bedrooms 2 and 3 both have built-in robes.

A double carport with panel lift doors will securely accommodate the family cars while both split system and ducted air-conditioning ensures your year-round comfort.

A tremendous offering, ideal for the family moving up. Your inspection is highly recommended.

Briefly:

- \* Fabulous family home on generous traditional allotment of 705m<sup>2</sup>
- \* Fully fenced allotment with established lawns and gardens
- \* Sleek timber grain floors, fresh neutral tones and ambient natural light
- \* Generous formal living with space for dining
- \* Combined kitchen/dining/family room with split system air conditioner
- \* Kitchen offers high raked ceiling, stone look bench tops, double sink with filtered water, modern appliances, breakfast bar, bay window to the pergola area and ample cupboard space
- \* 3 spacious bedrooms, all with fresh quality carpets, ceiling fans and robe amenities
- \* Bedroom 1 with walk-in robe and direct access to bathroom
- \* Bedrooms 2 & 3 with built-in robes
- \* Clever 2 way bathroom, separate toilet and walk-through laundry
- \* Generous, high gabled pergola, the perfect alfresco entertaining area
- \* Large lawn covered rear yard with established border gardens
- \* Ample outdoor shedding and storage areas
- \* Double lock-up carport with panel lift doors
- \* Both ducted and split system air-conditioning
- \* Fabulous opportunity for the active growing family

Perfectly located in a quiet residential area amongst other similar homes and within easy reach of desirable amenities. World class shopping facilities can be found at Westfield Tea Tree Plaza & Golden Grove Village only a few minutes down the road. There are numerous parks and reserves in the local area including Kingfisher Reserve within an easy walk. The Modbury Sports & Community Club & Waterworld Aquatic Centre are nearby as well.

The local zoned secondary school is The Heights School, while local unzoned primary schools include The Heights School, Redwood Park Primary and Surry Downs R-7 School. Quality private schools in the area include Pedare Christian College, Gleeson College, Golden Grove Lutheran School & St Francis Xavier's Catholic School.

Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.