

**22 Grenache Avenue,, Modbury, SA 5092**



**House For Sale**

Tuesday, 7 January 2025

22 Grenache Avenue,, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

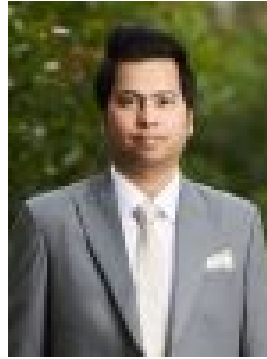
**Parkings: 1**

**Area: 650 m2**

**Type: House**



Mannas Chan  
0451858389



Rawinder Sidhu  
0458622500

## Auction On-Site Saturday 25th January 11:30AM

Wonderfully positioned in the heart of this thriving pocket of the north-east just arm's reach to lush reserves, local schools, as well as the bustling TTP right at your fingertips, 22 Grenache Avenue is a big block beauty packed full of possibilities. Set on a stellar 650sqm parcel, discover original mid-century charm ready to be renovated, re-inspired, or rebuilt with huge potential (STCC) courtesy of Tea Tree Gully's very favourable Growth Zoning Policy that sees maximum usage of this already spacious allotment. With options to renovate and continue to rent out or live in comfortably, you'll find this familiar 3-bedroom home with central family bathroom, light and bright living and dining, and huge back lawn giving you or lucky tenants plenty of size and space to enjoy as you take your time to explore the full scope of development and subdivision potential this lucrative address offers. Together with fantastic lifestyle options to suit families as much as first-time buyers looking to start their home-owning journey in style, capturing such high location appeal makes this an absolute must-see! Conveniently set just back from North East Road letting you commute quickly by car or jump on the O-Bahn for hassle-free zips to the CBD, start your days with simple school runs to Modbury West Primary, Prescott Primary, and Modbury High all a stone's throw from your front door, while shopping, socialising and all your weekend entertainment sits moments away at TTP means never having to leave your much-loved neck of the woods!

**LAND DETAILS** Frontage: 12.03m (approx.) Depth Left: 33.17m (approx.) Depth Right: 27.43m (approx.) Rear Boundary: 27.27m (approx.) Total Land Size: 650sqm (approx.)

**FEATURES WE LOVE** • Well maintained original property with contemporary brick veneer façade • Light-filled combined lounge and dining zone • Spacious kitchen with backyard views • Generous main bedroom with wide windows • 2 additional well-sized bedrooms • Family bathroom featuring separate shower and bath, practical laundry • Sweeping backyard of lush lawns

**LOCATION** • Next door to the leafy Grenache Reserve, and a leisure stroll to a raft of more popular parks, playgrounds and reserves • Around the corner from Modbury North and Prescott Primary, as well as a brisk walk or easy ride to Modbury High • Incredible access to the bustling TTP for all your department store and brand name outlets, great café options, and all your weekend entertainment • Enjoy traffic-free commutes to the CBD jumping on the fast O-Bahn to get you into the city in a flash

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** 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 it starts.

**Norwood RLA 278530 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.

**Property Details:** Council | TEA TREE GULLY Zone | HDN - Housing Diversity Neighbourhood Land | 650sqm (Approx.) House | 95sqm (Approx.) Built | 1963 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa