

**3 Bice Street, Modbury North, SA, 5092**



**House For Sale**

Sunday, 3 November 2024

3 Bice Street, Modbury North, SA, 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mohit Gupta  
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James Casserly  
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## Fantastic Family Home!

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic family home in the ever sought after suburb of Modbury North. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking to reap highly sought after rental returns.

Welcome to 3 Bice Street, Modbury North!

Situated on a generously sized corner allotment of approximately 592 sqm of land and with an approximate frontage of 28.6 metres; astute purchasers will notice the subdivision potential subject to the necessary planning consent.

Located within minutes of Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital, Para Vista Shops, Clovercrest Village, many public transport options on Milne Road, Kelly Road and Montague Road. Local schooling options include East Para Primary School, Modbury West School, Para Vista Primary School, The Heights School and being zoned to Valley View Secondary School to name a few.

Opportunities to get outdoors with the family and explore local parks and reserves will leave prospective purchasers spoilt for choice. Having options such as Neville Reserve, Burrarah Reserve, Para Vista Oval and Billabong Reserve all within walking distance there will be plenty of chances to make afternoon memories.

This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community.

Please note that this property is currently on a fixed term lease to the 17/03/2025 at \$470 per week.

Features of this amazing home include the following:

- Manicured front gardens in keeping with the local flora and immaculate street presence.
- Warm and welcoming entrance way leading through to a spacious family room that overlooks the front garden; complete with ducted evaporative cooling, ducted heating, plush carpeted flooring and block out blinds on the front windows.
- Spacious kitchen with electric cooktop, built in oven and grill, dishwasher as well as ample cupboard and bench space. Open plan in design and flowing into the dining area. This space acts as the heart of the home.
- Situated tucked away off of the dining area is the master bedroom. Spacious in size and complete with block out blinds, ceiling fan and ensuite encompassing vanity, shower and toilet.
- Bedrooms 2, 3 and 4 are located at the opposite end of the home down the central hallway. All are complete with ceiling fans, block out blinds and plush carpeted flooring; while bedrooms 2 & 3 include built in robes.
- Contemporary main bathroom complete with vanity, shower and bath. Separate toilet located adjacent.
- Linen cupboard in hallway for extra storage.
- Large laundry room with ample storage and external access.
- A spacious outdoor undercover area is the perfect place to entertain family and friends all year round.
- Toolshed with power connected for all of the families projects.
- Secure gated double length carport with rear access to both the outdoor undercover area as well as the toolshed.
- A secure child and pet friendly yard wraps around the back of the home.
- A second side driveway is accessible off of Chapel Road due to being a corner allotment.
- Storage room located at the front of the home and accessible via the carport.
- Rain water tank.
- NBN Fibre to the premises availability.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.
- No easements or encumbrances on the property.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on 16/11/2024 @ 5:00PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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