

3 Leo Crescent, Modbury Heights, SA, 5092

ALL ADELAIDE

House For Sale

Wednesday, 13 November 2024

3 Leo Crescent, Modbury Heights, SA, 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Immaculate Home in Envidable Location

It is a pleasure to bring to market 3 Leo Crs, Modbury Heights, an immaculately maintained property by one owner for the last 26 years.

Perfectly positioned in a low traffic street on a fully landscaped allotment of approx 359m², this fabulous family home offers both formal and casual living zones across a tidy and spacious floorplan.

Offering a fantastic buying opportunity for a younger family, retirees, first home buyers as well as those looking to secure a standout investment in one of the North East's most sought-after suburbs.

Receive your guests or entertain formally in a vibrant lounge, featuring split system air conditioner and bay window with plantation shutters. Step on through to an adjacent dining room, the ideal setup for dinner parties and formal entertaining, alternatively one can easily convert the room into a study or 4th bedroom.

For casual comfort and everyday relaxation, a large family room provides a delightful, light filled area for your family fun. Generous window placements and sliding glass doors show a seamless interaction between indoor and outdoor living. Enjoy the vista over a beautifully established border gardens and alfresco entertaining, as the outdoors seamlessly blend with the interior providing a tranquil ambiance from every window.

An extremely spacious kitchen overlooks the family room, offering the chef full view through to the outdoors beyond. Sleek country style cabinetry, subway tiled splashback's, modern appliances, wide sink with filtered water, generous pantry and breakfast bar combine to offer stylish amenities.

Step outdoors and embrace the fully landscaped rear yard where sweeping lawns and established gardens add a fresh botanical flavour. A generous verandah covered patio provides a comfortable space for your alfresco entertaining while a handy garden shed, and rainwater tank provide the utilities.

All 3 bedrooms are well proportioned, all double bed capable, all offering fresh quality carpets and built-in robes. The master bedroom features a ceiling fan. A clever three-way bathroom with wide open vanity will cater for those busy school and work mornings while a walk-through laundry offers exterior access.

Your year-round climatic comfort is insured by ducted and split system air-conditioning along with a gas wall furnace, while an oversized single garage with auto roller door provides sheltered accommodation for the family car.

The home is completed by a 24-panel solar system ensuring your energy bills are always low.

Stand out features:

- * Neat, sweet and tidy family home on generous 359m² allotment
- * Both formal and casual living areas across a generous 3-bedroom design
- * Vibrant lounge with split system air conditioner, bay window and plantation shutters
- * Formal dining room adjacent the lounge
- * Generous casual living/family room with kitchen overlooking
- * Spacious kitchen offering sleek country style cabinetry, subway tiled splashback's, modern appliances, wide sink with filtered water, generous pantry and breakfast bar
- * Ducted and split system air-conditioning along with a gas wall furnace
- * Large alfresco entertaining verandah with vibrant gardens adjacent
- * Generous lawn covered rear yard with established landscaping, garden shed and rainwater tank
- * 3 carpeted bedrooms with built in robes, 2 with double bed capabilities, the main bedroom offering ample room for a queen size bed
- * Master bedroom with ceiling fan

- * A three-way bathroom with wide open vanity
- * Walk-through laundry with exterior access door
- * Oversize single garage with auto roller door and internal access
- * Security alarm system
- * 24 panel solar system for reduced energy bills

The property is zoned for The Heights and offers an array of quality public and private primary and secondary schools all within a short drive.

Modbury Heights Shopping Centre & Golden Grove Shopping Centre are both close by for your daily groceries and quality specialty shopping facilities can be found at Westfield Tea Tree Plaza.

The elevated position offers stunning sunset views to greet you every evening. Plenty of recreational facilities are also on offer with various parks, reserves and walking trails, the Modbury sport community center, soccer, tennis and bowling clubs, as well as the highly popular Waterworld Aquatic center all just minutes away.

This well loved and impeccably maintained property is a sure standout and definitely not one to miss out on!

Please feel free to contact Magosia with any questions you might have.

*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 enquiries and obtain their own legal and financial advice.

*The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.