

# 3 Usk Court, Modbury Heights, SA 5092

Boffo

## House For Sale

Wednesday, 8 January 2025

3 Usk Court, Modbury Heights, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 730 m2

Type: House



Mark Fricker  
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## Space, Style and Comfort in Convenient Location!

**Auction Location: On Site** Blissfully located in a quiet cul-de-sac in the heart of the highly sought-after, family-friendly suburb of Modbury Heights, this meticulously maintained four-bedroom, two-bathroom home offers spacious, light-filled living at its finest. Nestled on the high side of the street on a low-maintenance allotment, this warm and inviting property boasts phenomenal views that are sure to impress. Natural light floods the generous, open-plan living and dining areas, accentuated by on-trend floating floors throughout. A separate formal living and dining room at the front of the home, complete with plush carpets, provides additional space to cater to the needs of a growing family. The sleek white chef's kitchen overlooks the living area and boasts quality appliances, including a gas cooktop, oven, dishwasher, sweeping benchtops, and a convenient breakfast bar. Sliding doors lead from the family area to an impressive outdoor entertaining space. The expansive undercover area, complete with exposed aggregate concrete, is perfect for hosting gatherings. Beyond this, the spacious rear yard offers plenty of room for children and pets to play. Nestled in a tranquil street and surrounded by a host of nearby amenities, this desirable address is perfect for families, first-home buyers, or investors. Whether you're looking for a quality first home, a family abode in a highly sought-after area, or a smart investment property, this high-calibre home ticks all the boxes. Features that make this home special:- Master bedroom complete with ceiling fan, walk-in robe and ensuite- Three additional bedrooms; Bedrooms 2 and 4 with ceiling fans and built-in robes - Light-filled formal lounge and dining area upon entry with plush carpets - Spacious and inviting open-plan family and meals area opening seamlessly to the entertaining area- Stylish kitchen complete with ample storage space, dishwasher, pantry, gas cook top and breakfast bar- Contemporary three way bathroom with powder room, bath and shower, plus separate toilet- Laundry with trough, storage and direct external access- Ducted air-conditioning and ducted gas heating throughout- Expansive outdoor entertaining area, perfect for entertaining family and friends- Large shed/garage with sliding door access plus convenient parking for boat or trailer through gated driveway - Low maintenance gardens and manicured yards- Automatic watering system - Single carport with roller door plus additional car storage behind gate- LED downlights throughout Conveniently positioned just moments away from The Heights School, local shops, and numerous public transport links, this residence offers optimal accessibility. With the vibrant shopping and entertainment hub of Tea Tree Plaza nearby, along with seamless access to the CBD via the O-Bahn, every convenience is at your doorstep. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Looking to purchase this property as an investment? Speak to our Property Management team to see how we can assist. RLA 313174