

31 Von Braun Crescent, Modbury North, SA, 5092



House For Sale

Wednesday, 18 December 2024

31 Von Braun Crescent, Modbury North, SA, 5092

Bedrooms: 3

Bathrooms: 1

Type: House



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James Casserly
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Spacious Allotment in The Heights School Zone

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic opportunity right in the heart of Modbury North. Currently featuring a 3-bedroom, 1-bathroom home, this property offers plenty of potential to renovate and customize to suit your vision, growing alongside your family's needs. Alternatively, take advantage of the large block and explore development opportunities (subject to necessary planning consent). Located within the sought-after school zone for The Heights School in Modbury Heights, this is a fantastic opportunity for buyers at any stage of their property journey.

Welcome to 31 Von Braun Crescent, Modbury North!

Set on a spacious allotment of approximately 890 square meters and with an impressive frontage of approximately 19.40 meters. Free of easements and encumbrances, astute purchasers will note the subdivision potential on offer subject to the necessary planning consent.

Located within walking distance to Kelly Road and the Clovercrest Shops which includes a swimming centre, pharmacy and grocery store. Also within walking distance to the bus stops on Montague Road and McIntyre Road while also being right around the corner from The Church of Jesus Christ of Latter-day Saints. Other local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent.

Within minutes from Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and Civic Park (as well as the many other parks and reserves) and only a stone's throw away from the shopping and business precinct that is North East Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community.

Ample public transportation options can be found along Kelly Road, Montague Road and McIntyre Road and local schooling options include The Heights School, East Para Primary School, Modbury West School and Valley View Secondary School to name a few.

While it needs some TLC, features of this property include:

- 3 good sized bedrooms.
- Living room.
- Bathroom with separate toilet.
- Centrally located kitchen with views to the backyard.
- 2nd living area at the rear.
- Large laundry room with external access.
- Spacious undercover patio.
- Large yard.
- Small garden shed and two larger garages with power connected.
- Double carport under the main roof of the property.
- NBN Fibre to the premises availability.

With so much potential and located within minutes to so many amazing local amenities an in person inspection of this property is an absolute must!

Please note that 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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