

**39 De Sassenay Crescent, Modbury Heights, SA,
5092**



House For Sale

Wednesday, 13 November 2024

39 De Sassenay Crescent, Modbury Heights, SA, 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: House



Gary Musolino
0883378000

AFFORDABLE FOUR BEDROOM FAMILY HOME ON A CORNER ALLOTMENT.

Offered for genuine sale this much loved family home is presented with the utmost pride and sees it go to market for the first time in quarter of a century. It has a wide street frontage and dual street driveway accessibility allowing up to four vehicles to be securely locked up undercover behind roller doors in either of the double carports.

The home is secured by roller shutters to the windows and comforted by ducted cooling, the living room has a reverse cycle split system as well. The homes layout sees the living, kitchen and dining areas well away from the four bedrooms so getting the little ones to bed down the quiet end of the home has been well planned in the home's original design. The kitchen window overlooks the rear yard so child and pet minding is also a breeze. There is an abundance of built in robe and storage space and the kitchen offers gas cooking and there is an energy efficient gas instantaneous hot water service. The home is very liveable in its present condition yet still allowing the lucky new family an opportunity to add their own stamp on it in the years to come.

So well located only approximately 350m or a few minutes walk to Modbury Heights Shopping Centre that has Woolworths and many local shops and cafes. Just around the corner, also a few minutes walk, will be the new Technical Colleges that is currently under construction. Don't forget how close you are to Tea Tree Plaza, The Heights School and close to public transport as well which makes this home an ideal location for young families.

<https://www.technicalcolleges.sa.gov.au/our-colleges/the-heights-technical-college>

**** Buyers please note** The home is being sold by Public Auction on Saturday the 30th. of November at 10.30am To participate in the Auction and have a chance at securing this lovely family home you will need to register to bid on the morning of the Auction at the home from 9.45 am and provide photo id to be registered.**

Settlement date will be negotiable on business days between 3/1/2025 - 10/1/2025.

Council Rates - \$1,347.00 Per Annum (approx)

S A Water- \$170.35 per quarter (approx)

Emergency Services Levy - \$96.25 per quarter (approx0

Title- Torrens Titled

Legal Description - Allotment 427 Deposited Plan 9880 in the area named Modbury Heights Hundred of Yatala.

Certificate of Title -Vol 5397, Folio 785

Land Size - 610 Sqm. (approx.)

Frontage - 25.5 m (plus corner cut off) to De Sassenay crs 18.29 m (plus corner cut off) to Roebbling Street .

Home Built - 1975 (approx.)

Equivalent Main Area (as per Land Serviices SA) 136 sqm. (approx)