

5 McNamara Street, Modbury Heights, SA, 5092

Boffo

House For Sale

Thursday, 24 October 2024

5 McNamara Street, Modbury Heights, SA, 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Mark Fricker
0882697711

Bursting with Potential!

Nestled within a generously proportioned traditional allotment with 18.29m (approximate) frontage on a 641sqm (approximate) block in the heart of Modbury Heights, this blank canvas home is a worthy investment for buyers who have been seeking a home on a traditional sized allotment in a highly sought-after location.

Upon entry, you're greeted by a light-filled lounge room. Transitioning effortlessly from the lounge, the meals area leads into the spacious kitchen, which boasts timeless accents such as an upright cooktop, dishwasher, ample cupboard and bench space.

The family-friendly layout comprises three bedrooms, with Bedroom 1 and 3 featuring built-in wardrobe, and easy access to the centrally located main bathroom. Venturing outside, you'll discover a spacious rear yard, beckoning to the green thumb ready to transform it into their own tranquil haven.

You might look to make some cosmetic upgrades and TLC, and add significant value over time or capitalise on the generous block to build your dream home, equally perfect for investors looking to rent out and reap the rewards. The choice is yours! (subject to all necessary consents).

Features that make this home special:

- 18.29m (approximate) frontage and 641sqm (approximate) allotment with no easement
- City of Tea Tree Gully General Neighbourhood (GN) zone
- Three well-proportioned bedrooms; Bedroom 1 and 3 boasting built-in robes
- Inviting lounge room at the entrance
- Separate family/meal area with and sliding doors to the rear yard
- Neat kitchen equipped with an upright cooktop, dishwasher, and ample cupboard and bench space
- Central main bathroom offering shower, complemented by a separate toilet
- Laundry with direct access to the rear yard
- Ducted evaporative cooling
- Expansive backyard offering plenty of space for pets to roam freely
- Large driveway providing ample of off-street parking

Disclaimer: The Vendor advises that the property is sold on an 'as is basis'. Neither the Vendor nor the Agent can guarantee the working order of any inclusions, fixtures or fittings or any other matter relating to the property, and will not be replaced or fixed prior to settlement.

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.