

5 Melrose Street, Modbury Heights, SA, 5092

CENTURY 21

House For Sale

Thursday, 14 November 2024

5 Melrose Street, Modbury Heights, SA, 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Type: House



Peter Paterson

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Your Quarter Acre Orchard in the City - A Unique Opportunity

Wow. Imagine finding a precious gemstone whilst gardening right in your own back yard. Well discovering this 4 bedroom family home situated on an old fashioned almost quarter acre allotment of (approx 966 sqm) in a great position in popular Modbury Heights, just a one minute walk to Hargreaves Reserve and five minute walk to The Heights school really is like stumbling upon that gem! Sitting on the high side of the street and with a frontage of over 18 metres the home offers excellent street appeal, efficient SE / NW orientation and of course great scope for future redevelopment opportunities (subject naturally to relevant consents).

Inside the home is neat and well presented, with a spacious lounge adjacent to the large updated gas equipped kitchen / dining area with plenty of cupboard and bench space plus a pantry cupboard and dishwasher. 4 good sized bedrooms (with Master, 2 & 3 all boasting built in robes), plus timber toned hard floors throughout all high traffic living areas which are both attractive and practical. The home is served by ducted cooling and gas ducted heating so this will tame the climate all year round, and the full width rear verandah and side lock up carport with auto entry assist in keeping the summer sun away from the walls as well as offering practical outdoor entertaining and living opportunity.

Perhaps the true gem to be discovered here with this property is the amazing orchard present in the huge rear garden. Set amongst two good sized storage sheds and a nice manageable patch of lawn is an extraordinary range of beautiful and somewhat exotic fruit trees, many of which have been espaliered and mulch surrounded for lower maintenance and water consumption and then easier harvesting. A quick list reveals that there are three varieties of cherry, six varieties of fig, eight different citrus and three peach, plus several apricot, apple, pear, avocado plus mango varieties, and many other exotics like Longan, Lychee, Persimmon, Jujube, Pomegranate and various thornless berries. The list is too exhaustive to include everything as there is a total of 41 trees, plus several raised vegetable plots, so the keen gardener will certainly have a day (or three) out in this environment.

This unique home is offered available for occupancy in time for the new school year and would make an excellent family home or investment opportunity. Don't miss your opportunity to purchase in this popular location.

IMPORTANT NOTES FOR PROSPECTIVE BUYERS

*This property is offered by Private Treaty.

*Where measurements or land size are quoted, they are an approximation only and based upon land title information or third party measurement. You must make your own enquiries as to the accuracy of any measurements quoted. Century 21 First Choice In Real Estate nor the vendors guarantee the accuracy of quoted measurements. All development enquiries and site requirements should be directed to the appropriate local government authority.

*Would-be buyers should conduct their own due diligence on all aspects of this property. Rest assured that you will be afforded every opportunity to conduct full due diligence prior to your contract becoming binding. After a contract has been put in place, adequate opportunity will be provided for the purchaser or their agent to conduct appropriate due diligence in relation to the property by negotiation with the agent for property access.

*Please note that although it is certainly the agents intention to conduct at least one public open inspection prior to any offers being considered by the vendor, all offers will be submitted and the vendor reserves the right to accept an offer at any time either before or after the property has been advertised or open for public inspection.