

54 Chapel Road, Modbury North, SA 5092



House For Sale

Thursday, 9 January 2025

54 Chapel Road, Modbury North, SA 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 582 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic family home in the ever sought after suburb of Modbury North. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking to reap highly sought after rental returns. Welcome to 54 Chapel Road, Modbury North! Situated on a generously sized allotment of approximately 582m² with an approximate frontage of 18.20 metres prospective purchasers will notice the subdivision potential subject to the necessary planning consent. Located within minutes of Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital, Para Vista Shops, Clovercrest Village, many public transport options on Milne Road, Kelly Road and Montague Road. Local schooling options include East Para Primary School, Modbury West School, Para Vista Primary School, The Heights School and being zoned to Valley View Secondary School to name a few. Opportunities to get outdoors with the family and explore local parks and reserves will leave prospective purchasers spoilt for choice. Having options such as Neville Reserve, Burregah Reserve, Para Vista Oval and Billabong Reserve all within walking distance there will be plenty of chances to make afternoon memories. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this amazing home include the following:

- Manicured front gardens in keeping with the local flora and immaculate street presence.
- Warm and welcoming entrance way leading through to a spacious formal lounge room that looks out to the front garden. Complete with floating floors and ducted evaporative cooling throughout, as well as a split system air conditioner in the lounge room ensuring comfort all year round.
- Centrally located kitchen, spacious in size and complete with a 900mm oven and gas cooktop, dishwasher, tiled splashback and ample cabinetry and storage options with soft close drawers. An everyday meals area is located just off to the side.
- Spacious master bedroom with views out to the front garden and complete with built in robe and ceiling fan.
- Bedrooms 2 and 3 both spacious in size. Bedroom 2 is complete with its own built in robe.
- Contemporary main bathroom complete with vanity, bath and shower. Separate toilet located adjacent.
- A large dining/living space is located at the rear of the home and is a fantastic space for the family to spend time together.
- Large laundry room with an extensive amount of handy storage options.
- Ample linen cupboards for extra storage.
- Outdoor undercover area overlooking a large child and pet friendly backyard; it's the perfect space for year round entertaining of family and friends.
- The backyard includes 2 bird aviaries, fruit trees and an irrigation system that helps to maintain both the backyard and front garden.
- Tool shed.
- 6KW Solar System.
- Double length carport with auto roller door.
- NBN Fibre to the premises availability.
- Nearby places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 25/01/2025 @ 10:00AM and 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. RLA-322341