

7 Delft Court, Modbury Heights, SA, 5092

House For Sale

Wednesday, 13 November 2024

7 Delft Court, Modbury Heights, SA, 5092

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Scott Thomson
0414427427

\$900,000 - \$990,000 / Best Offers By Monday 18th November 2024 @ 6:00pm - Unless Sold Prior

PLEASE NOTE / This immaculately presented and maintained entertainer's residence is being offered in conjunction with the sale of the adjoining 3 bedroom home, no. 8 Delft Court Modbury Heights. With a combined land holding of approx. 1,514sqm, this is definitely a unique opportunity to be sold as a whole or separately.

Situated only a few steps from Kingfisher Reserve in a quiet court and highly desirable section of Modbury Heights on approx. 908sqm of sought after land, this much loved family home is what dreams are made of in terms of location, fully landscaped grounds and the lifestyle that comes with this family entertainer's paradise.

Offering multiple living areas including the light filled front living room with relaxing views out to the superbly manicured lawns and gardens. This directly adjoins the built-in bar area with convenient direct access to the kitchen and outdoor entertaining area for the perfect blend of indoor/outdoor entertainment.

The large and extremely functional galley style kitchen is centrally located and offers a convenient dual sliding window servery through to the expansive undercover outdoor entertaining area and incorporates ample storage and bench space, pantry, induction cooktop, oven and dishwasher.

Overlooked by the kitchen is the spacious second living/dining area, which also incorporates direct access to the outdoor entertaining and pool areas.

All year round entertaining is an enormous feature of this home, and no matter what time of the year, friends and family will love the options available to enjoy what is currently on offer. Whether it be in the middle of Summer enjoying the spa, a swim in the pool, sun baking on the top deck overlooking the lawns and Adelaide hills, playing pool or watching the Adelaide 500 in the detached games room, this home will perfectly cater for every member of the family and their friends.

The master suite is located at the front of the home with wall to wall built-in robes and a separate walk-in robe or study area. This could potentially be converted into an en-suite in the future. Bedrooms 2 and 3 both have built-in robes and perfectly positioned between the 3 way bathroom.

Special features;

Separate rumpus/pool room/guest suite adjacent the stunning fenced in-ground pool.

Secure single car carport with auto roller door with ample off-street parking.

Ducted evaporative cooling and gas heating throughout the main home.

Auto security shutters to the front of the home and bedrooms.

Ceiling fans in all bedrooms and main living areas.

Enormous lawn area for the children and pets.

Beds 1, 2 and 3 all inc. built-in robes.

Great storage throughout the home.

Manual irrigation system to front lawns.

Pool equipment storage shed.

NBN Connection available.

Instant gas hot water.

Great size laundry.

Garden sheds.

Beautifully located only metres from Kingfisher Reserve with quick and easy access The Heights School, Modbury Heights Shopping Centre, Tea Tree Plaza, Public Transport & an array of sporting complexes near by. This home offers so much for the family looking for the ultimate lifestyle & close to all amenities of the North East.

I highly recommend your personal viewing of this home. For further information, please contact Scott Thomson on 0414

427 427.