

7 Kimberley Avenue, Modbury North, SA, 5092



House For Sale

Thursday, 28 November 2024

7 Kimberley Avenue, Modbury North, SA, 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mohit Gupta
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James Casserly
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Low Maintenance Luxe!

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this high quality, low maintenance proposition in the booming suburb of Modbury North. This home is perfect for the modern family, a first home buyer looking to take the leap, or even the empty nester looking to downsize to a quality home without the constraints of daily garden maintenance.

Welcome to 7 Kimberley Avenue, Modbury North!

Located within walking distance to Apex Reserve, Ladywood Reserve and Modbury Jets Amateur Football Club, O'Briens Montessori Centre on Milne Road and Modbury Kindergarten on Jaycee Street. Please note that this property falls into the school catchment area for the highly sought after Heights School in Modbury Heights.

Minutes away from the Heights Shopping Centre, other parks and reserves such as Currawong Reserve and Vulcan Reserve, Waterworld, Pelican Plaza at Ridgehaven, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital; and various services and specialty stores that can be found along the thoroughfare that is North East Road. Public transportation options can be found along Ladywood Road, Milne Road and Golden Grove Road.

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:

- Excellent street presence and curb appeal.
- Immediate livability upon entry with tiled flooring throughout the living areas, downlights and zone controlled ducted reverse cycle heating and cooling throughout; as well as the highest of quality fixtures and fittings that have been sought to provide the property a luxurious finish.
- Formal living room at the front of the home. Complete with roller blinds.
- Master bedroom suite complete with floating floors, ceiling fan, roller blinds and walkthrough access to a double sided walk in closet and high end ensuite complete with shower, generous vanity and toilet.
- Bedrooms 2 and 3 are mirrored and are complete with floating floors, ceiling fan, roller blinds and floor to ceiling built in robes.
- Bedroom 4 is tucked away at the rear of the home and is complete with floating floors and roller blinds.
- The main bathroom is complete a spacious shower and bathtub as well as separate powder room with vanity and separate toilet with bidet.
- Study nook / home office for those needing such capacities.
- An expansive open plan living, dining and kitchen area is the heart of the home. Complete with ceiling fan, tv cabinet, roller blinds while looking out to the outdoor undercover and Adelaide Hills in the distance it's the perfect space for daily use and regular entertaining.
- The spacious kitchen is a chefs dream thanks to the large central island, gas cooktop, tiled splashback and walk in butler's pantry that includes ample storage space, fridge space, dishwasher and a dual basin with filter tap, tiled splashback and roller blinds.
- Linen cupboards for ample storage located in the central hallway.
- Large laundry room with ample cupboards, a third toilet and basin with tiled splashback as well as external access.
- Side courtyard is the perfect space for a 2nd outdoor setting and a quiet moment of mindfulness with drive through access from the garage as well as access from the internal hallway.
- A fantastic undercover outdoor entertaining area that is complete with downlights and ceiling fan while overlooking the low maintenance backyard which is perfect for the modern family. Child and pet friendly this outdoor space is perfect for entertaining and daily enjoyment.
- Tool shed located in the backyard and irrigation system is connected to the back gardens.
- Single garage complete with automatic panel lift door, internal access to the central hallway and rear roller door access to the side courtyard

- Solar system.
- Secure gated access down the side of the property.
- NBN Fibre to the Premises availability.
- Local schooling options include The Heights School, Redwood Park Primary School, Modbury School P-6 and Modbury High School.
- 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 14/12/2024 @ 5:00PM 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.

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