

9 Duke Avenue, Modbury Heights, SA, 5092

eclipse.
REAL ESTATE

House For Sale

Thursday, 24 October 2024

9 Duke Avenue, Modbury Heights, SA, 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: House



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Hi, I'm an Entertainer's Paradise

Say hello to this inviting family home, originally built in 1976 and thoughtfully updated over the years. Nestled on a spacious 700 sqm* lot, this property offers three bedrooms, an open-plan kitchen and meals area, a formal lounge, a study, and a stunning backyard complete with a sparkling in-ground pool perfect for family living.

Upon entry, you're welcomed by a cozy sitting room right at the front, ideal for use as a home office or a quiet retreat. Adjacent is the inviting lounge, featuring three large windows adorned with plantation shutters, plush carpeting, and sleek down-lights that extend into the other living areas, creating a modern feel throughout the home.

Continue through to the open-plan kitchen and meals area, the heart of the home, featuring polished hardwood floors, down-lights, and elegant glass French doors that lead out to the entertaining space.

The sleek kitchen is equipped with glossy dark cabinetry, ample bench space, a breakfast bar with room for seating, and stainless steel appliances, including a 5-burner gas cooktop. Just behind, a spacious walk-in pantry provides excellent storage, keeping clutter out of sight.

On the left wing, you'll find three generously sized bedrooms, each with plush carpeting, ceiling fans and plantation shutters. Bedrooms one and two come with built-in robes, offering convenient storage solutions. The beautifully renovated bathroom is designed with floor-to-ceiling tiling, a floating vanity, a shower, and a separate toilet, ensuring both style and practicality for family living.

Step outside the main walls into an entertainer's dream a fully enclosed area complete with floor-to-ceiling bi-fold doors, a built-in wet bar, heaters, decked flooring, and lighting. Beyond here, a sparkling solar-heated saltwater pool is overlooked by a spacious stretch of lawn, truly making your home the ultimate summer hangout spot.

Location-wise, this home is exceptional. For shopping and dining, Westfield Tea Tree Plaza is only a 7-minute drive away, offering a world-class precinct filled with major retailers and specialty stores. Nature lovers will adore the surrounding green spaces, including Billabong Reserve and Prettejohn Gully both around the corner. Excellent schools, such as East Para Primary, Ingle Farm East Primary and The Heights School are just a stones throw away. Plus, with the city centre only 15km away, everything is within easy reach.

Check me out:

Torrens Title home on generous 700 sqm* allotment

Three spacious bedrooms with plush carpet and ceiling fans

Bedroom one and two with built-in robes

Open plan kitchen and meals area with French doors leading to entertaining space

Kitchen equipped with glossy dark cabinetry, ample bench space, a breakfast bar with room for seating, and stainless steel appliances, including a 5-burner gas cooktop

Spacious walk-in pantry/ storage room

Cozy lounge room with plush carpet

Additional seating area/ home office at entrance

Beautifully renovated bathroom with floor-to-ceiling tiling, floating vanity, shower and separate water closet

Enclosed verandah complete with glass doors, built-in wet bar, heaters, decked flooring, and lighting

Sparkling solar-heated saltwater pool

Neat stretch of lawn

Single carport with additional off-street parking at the front, plus a spacious shed that accommodates two more vehicles

Ducted cooling and gas heating

And so much more

Specifications:

CT // 5589/288

Built // 1976

Land // 700 sqm*

Home // 185 sqm*

Council // City of Tea Tree Gully

Nearby Schools // East Para Primary School, Para Hills School, The Heights School, Modbury West School, Para Vista Primary School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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