

96A Billabong Road, Modbury Heights, SA, 5092

NOAKES
NICKOLAS

House For Sale

Monday, 28 October 2024

96A Billabong Road, Modbury Heights, SA, 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Effortless contemporary living on beautiful Billabong Road.

Auction 15/11at 6:30pm - (Unless Sold Prior).

Make your next investment or chapter of home living on tree-lined Billabong Road, a stroll to the local reserve, shopping and schools alike. Bristling with new home energy, this sparkling 2023 three-bedder nails the brief for a fluid single-storey floorplan of wide appeal.

A front-facing main bedroom suite delivers luxury for your daily enjoyment, from the walk-in robe to the well-proportioned ensuite, styled in enduring neutral tones, while a functional three-way main bathroom with a bathtub is ideal for school mornings and entertaining alike.

From the second lounge with its adjacent courtyard accessible via the garage and able to fit a second car, to the north-facing open plan living and generous alfresco, the groundwork is laid for a generous existence.

Plenty of windows draw natural light in at opportune angles, such as the kitchen splashback and lounge room sliding doors, to create a sunny, well-considered and welcoming home you'll appreciate for years to come. Make the next moment yours on Billabong.

Features

Fabulous open plan living between engineered timber floors and LED downlights
Practical designer kitchen with island bar, walk-in pantry and stainless steel appliances including gas cooktop and electric oven
Carpeted bedrooms with built-in or walk-in robes and quality blinds
Reverse cycle ducted A/C throughout
Secure garage with front and rear roller door plus further off-street parking on exposed aggregate driveway
Courtyard accessible via rear roller-door and able to fit a second car
Low maintenance undercover alfresco to rear and protected courtyard to side providing second outdoor living space
Gas hot water system
2000L rainwater tank plumbed to toilet

Lifestyle

Moments to Nelson Road IGA and takeaway
Surrounded by reserves including Noya Reserve, Para Hills Reserve, and Billabong Reserve and playground on your very own street
Zoned to Para Hills High, just 600m to East Para Primary and within the catchment area for Liberman Kindergarten
Moments to public transport along Milne and McIntyre roads
Just 2.3km to Westfield Tea Tree Plaza and 13km to the Adelaide CBD

Rates

Council \$PA
SA Water \$PQ
ES Levy \$PA
City of Tea Tree Gully
Torrens Title
2023

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