

**15a Wackett Street, Modbury Heights, SA, 5092**



**Unit For Sale**

Wednesday, 18 December 2024

15a Wackett Street, Modbury Heights, SA, 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## **Nest or Invest!**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this beautifully renovated semi-detached self managed strata titled unit (with the only other strata member being your next door neighbour).

Please note that this property is on a self managed strata title and there is no strata fee involved or any extra outgoings except for the council rates.

Situated in the heart of Modbury Heights and within walking distance to a multitude of amenities; this is the perfect home for first home buyers looking to take the leap, empty nesters looking to downsize to a smaller proposition, and investors of all kinds looking to capitalize on the value of this property and reap highly sought after rental returns.

Welcome to 15A Wackett Street, Modbury Heights!

Located within minutes of The Heights School, The Heights Shopping Centre, Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital, Modbury Jets Soccer Club and public transportation options along Milne Road, McIntyre Road and Ladywood Road; you will a multitude of amenities at your doorstep.

Features of this fantastic home include:

- Manicured front gardens and immaculate street presence.
- Warm and inviting entrance way.
- Floating floors throughout.
- Upon entry you are greeted by a spacious and light filled open plan kitchen, meals and living space with views out to the front yard, complete with down lighting and a split system air conditioner.
- The high quality kitchen is complete with gas stovetop, dishwasher, dual sink with filter tap, subway tiled splashback, ample pantry space and large central island bringing it all together.
- Contemporary bathroom complete with shower and vanity. Separate toilet located adjacent.
- Spacious master bedroom complete with ceiling fan, plush carpeted flooring and views down the side verandah.
- Bedrooms 2 and 3 complete with plush carpeted flooring and built in robes.
- Large, contemporary laundry room with ample storage options and external access.
- Outside you will find a lovely courtyard perfect for a quiet moment of mindfulness leading through to a low maintenance child and pet friendly yard. With a verandah at the rear it really is the perfect space for entertaining family and friends at an afternoon barbecue.
- Toolshed.
- Safe and secure thanks to the side gated access.
- Single carport.
- NBN Hybrid Fibre Coaxial (HFC) availability.
- No easements .
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent.

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 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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