







17 Coromandel Place, Modbury Heights

Space, Style and Family Living In The Heart Of Ladywood Village

From the moment you arrive at 17 Coromandel Place, Modbury Heights, you know you're in for something special. Beautifully positioned within the tightly held, tree-lined Ladywood Village Estate, this lovingly maintained and tastefully renovated conventional-style home combines timeless character, modern comforts and exceptional space for growing families. Built in 1987 and offering approximately 160sqm of living on a generous 620sqm allotment, this impressive residence is a credit to its current owners, with beautifully presented interiors, multiple living zones and an outstanding outdoor entertaining area designed for year-round enjoyment.

Inside, three well-appointed bedrooms are complemented by a separate, detached rumpus room, complete with its own kitchenette. Ideal for teenagers seeking independence, extended family, guests or those working from home, this versatile space adds an extra dimension to an already impressive family offering. A stunning renovated kitchen, updated bathrooms, ducted reverse-cycle air conditioning throughout the main house, generous living areas, established gardens and extensive undercover entertaining further enhance the appeal. For families seeking room to grow, space to spread out and a home that balances lifestyle with practicality, this is

3 2 1

FOR SALE
Please Call

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

an opportunity not to be missed.

Key Features:

- Beautifully presented and tastefully renovated conventional-style family home.
- Sought-after, tree-lined Ladywood Village Estate location
- Three main-house bedrooms plus a separate, detached rumpus room.
- Approximately 160sqm of living on a generous 620sqm allotment
- Spacious master bedroom featuring a walk-through robe, renovated ensuite and dedicated master dressing room/office space
- Bedrooms two and three complete with built-in wardrobes
- Detached rumpus room featuring a built-in kitchenette, ideal for teenagers, guests or extended family
- Grand entrance, light-filled formal lounge and dining with bay windows, plantation shutters and timber-look laminate flooring throughout the main living areas
- Stylish renovated kitchen with ample bench and cupboard space, built-in pantry, quality AEG stainless-steel appliances, Miele dishwasher, skylight and pendant lighting
- Comfortable family living area flowing seamlessly to an expansive approximately 64sqm undercover paved entertaining area
- Outdoor entertaining complete with ceiling fans and strip heaters for year-round enjoyment
- Renovated main bathroom and laundry
- 12.5kw (approx.) Daikin ducted reverse-cycle air conditioning throughout the main house, 6.6kW solar system with 13kW battery, VIP multi-camera CCTV security system and alarm
- Single carport with remote roller door, plus a second driveway for off-street caravan, boat, trailer or additional vehicle storage, complemented by established gardens, lawned areas, a fire pit and garden and storage sheds

Beyond its impressive interiors, this home enjoys a location that makes everyday family living easy. The established, leafy streets of Ladywood Village Estate provide a welcoming setting, while nearby Modbury Heights Shopping Centre, local cafés, everyday conveniences and recreational facilities are all within easy reach.

Families are exceptionally well catered for with a selection of sought-after schooling options nearby, Heights School R-13 and Technical College, providing excellent educational opportunities from primary through to senior secondary years.

Public transport is another standout, with the M44 bus route conveniently located along adjacent Ladywood Road. Travelling from Golden Grove Shopping Centre through the Adelaide CBD and continuing to Marion Shopping Centre, it provides an excellent public transport connection for commuters, students and families alike.

For city commuters, Tea Tree Plaza provides convenient access to the O-Bahn, delivering a direct and efficient journey into Adelaide's CBD in approximately 20-25 minutes once on the busway, depending on the service.

With its generous accommodation, detached retreat, beautifully renovated interiors and outstanding entertaining credentials, this is a home where families can spread out, enjoy their own space and come together in comfort.

Beautifully presented, superbly appointed and ideally located, 17 Coromandel Place is a property you simply must inspect. Don't miss your opportunity to secure an outstanding family home in one of Modbury Heights' tightly held neighbourhoods.

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RLA 208516











MORE DETAILS

Property ID	2E46GJU
Property Type	House
House Size	160 m2
Land Area	620 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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311m²	188m²	10m²	17m²	12m²	84m²
TOTAL	Living	Shed	Carport	Workshop	Porch/ Pitched Verandah

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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