



Modbury North, 15 Atlas Court

Sold by Julian Rullo & George Devizio of LJ Hooker Adelaide Metro



Sold by Julian Rullo & George Devizio of LJ Hooker Adelaide Metro

Nestled on 1372sqm (approx.) in the serene embrace of nature, this magnificent six-bedroom residence is a masterpiece of design and functionality, offering breathtaking panoramic views of the Adelaide Hills, Adelaide City, and beyond. Perfectly positioned to showcase its stunning surroundings, this architecturally designed home, built in 1987 with double-brick construction, combines timeless elegance with modern convenience. From every window and balcony, you are greeted by sweeping vistas that make you feel as though you are living amongst the treetops, a rare and tranquil escape from the bustle of city life.

As you step through the grand entrance, you are immediately struck by the home's sense of space and light. The soaring raked ceilings as you step through the entry area create an



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
Contact Agent

View
ljhooker.com.au/WP1FDG

Contact
Julian Rullo
0407846417
julian.rullo@ljhadelaidemetro.com.au
George De Vizio
0412 392 158
gdevizio@ljhadelaidemetro.com.au

LJ Hooker Glynde
(08) 8336 3899

atmosphere of grandeur, inviting you to explore the thoughtfully designed interior. The heart of the home is its vast open-plan kitchen, meals, and living area, where window frames seem like picture frames with uninterrupted views of the hills. The kitchen is a chef's delight, featuring rich timber cabinetry, a gas cooktop, abundant storage, and extensive bench space, making it as functional as it is beautiful. This space flows seamlessly onto the expansive balcony, where you can dine alfresco, spot koalas in the treetops, or simply soak in the natural beauty that surrounds you.

The home offers an abundance of living spaces to suit every occasion. For more formal gatherings, the lounge and dining rooms exude sophistication, while the light-filled open-plan area provides a relaxed setting for day-to-day family life. Each space has been designed to maximize the stunning views, ensuring you are always connected to the beauty of your surroundings.

The accommodations are just as impressive, with six bedrooms and a dedicated study providing ample room for even the largest of families. The main bedroom is a private sanctuary, featuring a walk-in robe, a luxurious ensuite, and a peaceful parents' retreat. Double doors lead to a large balcony that overlooks the gully, creating the perfect spot to start or end your day. Upstairs, bedrooms two, three, and four each include built-in robes, ensuring plenty of storage for every member of the household. Meanwhile, the downstairs area serves as a haven for teenagers, guests, or extended family, with bedrooms five and six located alongside a sprawling entertaining zone.

The lower level is a true standout, designed for both relaxation and entertaining. The expansive living space includes a lounge, dining area, and billiards room, all serviced by a second kitchen equipped with a cooktop and oven. This self-contained space opens onto a decked pergola, ideal for hosting friends and family while taking in the lush greenery of the surrounding trees. From here, steps lead down to the sparkling swimming pool, creating the ultimate retreat for summer days spent swimming, sunbathing, or enjoying poolside gatherings. The layout seamlessly integrates indoor and outdoor living, ensuring every moment spent here feels like a holiday.

This remarkable property is not only a home but a lifestyle. It offers the rare combination of peaceful seclusion and convenient accessibility. Families will appreciate the zoning to The Heights School, as well as the option to enrol in the nearby Torrens Valley Christian School. Commuting to the city is a breeze, thanks to nearby O-Bahn bus routes, while local amenities, including Tea Tree Plaza's Shopping Centre, dining, and entertainment, are just moments away.

What you'll love;

- Situated on 1372sqm (approx.)
- Up to 6 bedrooms
- 3 bathrooms
- Abundance of natural light
- Breath taking views
- 3 Indoor living areas
- Positioned in a quiet cul-de-sac
- 5kw solar system with 5kw battery
- 2x 2500 litres water tanks
- Automatic irrigation



LJ Hooker Glynde
(08) 8336 3899

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Gas heating and ducted evaporative cooling
- Water softener to all internal taps
- Combustion heater in the open plan kitchen/ living and meals area
- Security alarm, including window and door sensors
- Garage includes a large workbench with huge amounts of storage

With its idyllic location, architectural charm, and sweeping views at every turn, this home is a once-in-a-lifetime opportunity to live in harmony with nature without sacrificing modern convenience. Whether you are relaxing on the balcony, entertaining in the expansive lower-level retreat, or simply enjoying the luxurious comforts of this stunning property, you will feel a profound sense of peace and connection to the natural world. This is more than just a house-it is a sanctuary where lifelong memories are waiting to be made.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

More About this Property

Property ID	WP1FDG
Property Type	House
Land Area	1372 m2
Including	Ensuite Air Conditioning Toilets (3) Pool Deck Built-in-Robes

Julian Rullo 0407846417
 Sales Consultant | julian.rullo@ljhadelaidemetro.com.au
George De Vizio 0412 392 158
 Sales Manager | gdevizio@ljhadelaidemetro.com.au

LJ Hooker Glynde (08) 8336 3899
 2a Portrush Road, PAYNEHAM SA 5070
 glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au



LJ Hooker Glynde
(08) 8336 3899

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



GROUND LEVEL



LOWER LEVEL



15 Atlas Court, Modbury North, SA 5092

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.

- Ground Level INTERIOR - 273m²
- Lower Level INTERIOR - 300m²
- Ground Level EXTERIOR - 45m²
- Lower Level EXTERIOR - 67m²
- Total - 685m²

Measurements are approximate