



3 Richard Street, Modbury

## Affordable & Convenient Living in a Leafy Location

Positioned in a quiet, tree-lined street, this affordable stone-fronted home offers comfort and convenience just minutes from Tea Tree Plaza and within easy walking distance to a picturesque reserve.

Features include:

- 3 Bedrooms
- 2 Split system air conditioners
- Polished timber floorboards
- Roller shutters
- Garage or Carport
- Old rumpus room that can be utilised as a storage room

Quiet, leafy street close to shops, transport, and reserves  
An affordable opportunity in a highly convenient location.

Exclude: Garage door & Garage door's automatic opener

**NOTE ABOUT THE OPEN INSPECTIONS:** Interested persons **MUST** register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this

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**FOR RENT**  
\$550 Per Week

**VIEW**  
By Appointment

**AGENTS**  
Jiawen Gao  
0422571024  
jiawen.gao@ljhadelaidemetro.com.au

**AGENCY**  
LJ Hooker St Peters  
(08) 8362 8008

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.

**LJ Hooker**

reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

Disclaimer: 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

## MORE DETAILS

Property ID                      2DV8FDZ  
Property Type                  House

**Jiawen Gao 0422571024**

Property Investment Manager | [jiawen.gao@ljhadelaidemetro.com.au](mailto:jiawen.gao@ljhadelaidemetro.com.au)

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