

116 Billabong Road, Modbury Heights

Exceptional Opportunity on Billabong Road




Auction Location: 116 Billabong Road, Modbury Heights SA 5092

Whether you are seeking an opportunity to add your touches to this traditional home, identifying the future potential of the 660sqm (approx.) on rectangular land or maybe even a latest investment to add to your portfolio, then look no further.

Consisting of well portioned rooms, high raked ceilings throughout and the extended family room, this home provides you with an open and spacious feel. Additionally, the expansive backyard, with plenty of room for the four-legged friends to roam, or for you to get creative and construct the entertaining space to your liking!

Features You Will Love:

- Three generously sized bedrooms
- Updated bathroom with floor to ceiling tiles and additional toilet
- Central kitchen with electric cooktop and ample bench space
- Dining room attached to the open kitchen
- Large light filled family room with split system air conditioner
- High raked ceiling throughout the home
- Outdoor entertaining area overlooking a sizable rear yard

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AUCTION

Sat 27th Jun @ 1:30PM

VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

AGENTS

Robert Bonelli
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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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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**

- Secure carport with manual roller door
- Rear driveway access to shed
- 660sqm (approx.) easement free allotment
- 18.28m (approx.) frontage

The location has it all with amenities in every direction. Local shopping at Clovercrest Village or Para Vista Shopping Centre for your everyday needs or even a short commute to Westfield Tea Tree Plaza for larger retailers.

An abundance of parks, playgrounds and public transport are on offer within walking distance making your recreation and commuting a breeze.

Get in touch today with Robert Bonelli to register your interest! 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2DH4GJU
Property Type	House
House Size	148 m2
Land Area	660 m2

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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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