



13 Derby Street, Modbury Heights

## Great Home, Great Location, Great Opportunity!

Auction Location: 13 Derby Street, Modbury Heights SA 5092

Auction - On site 13th September 13th at 1.00pm

Welcome to 13 Derby Street, set in a highly desirable pocket of Modbury Heights.

Originally constructed in 1986 and updated over time, this home sits on a generous allotment of approximately 608sqm and is perfectly positioned in a location where everything you could ever need is just moments away!

Features you'll love:

- Three spacious bedrooms
- Master bedroom with built-in robe and ceiling fan
- Bedroom 2 with ceiling fan and built-in robe
- Flexible floor plan with attached rumps or 4th bedroom/home office
- Master bathroom with floor to ceiling tiles and separate toilet
- Light filled living area with high raked ceiling
- Spacious kitchen with ample bench space, gas-cooktop, filtered

3 1 0

**FOR SALE**  
\$749,000

### AGENTS

Ryan Graham  
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Robert Bonelli  
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### AGENCY

LJ Hooker Property Specialists  
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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.

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- water, separate pantry and sky light
- Additional meals area with barn door separating bedrooms
- Daiken zoned ducted reverse cycle heating and cooling throughout ideal for year-round comfort
- Solar system installed with 16 panels
- LED downlights throughout
- Additional ethernet data points installed throughout the home
- Expansive rear garden with sufficient lawn for the family pet or annual cricket match!
- Undercover entertainment with additional paved area the perfect spot to host the family BBQ
- Zoned to the sought-after Golden Grove High School

Set in a location you will love calling your own, this home is surrounded by everything you will ever need. A short distance from all the major retailers and popular eateries at Westfield Tea Tree Plaza and The Grove Shopping Centre, as well as Modbury Hospital, Civic Park, Jubilee Lake and the scenic walking trails through Kingfisher Reserve. Families will also appreciate the choice of quality schools nearby including Pedare Christian College, Gleeson College and zoning to Golden Grove High School. With ample public transport options available, commuting to the Adelaide CBD is effortless.

Family homes with so much on offer do not last long, register your interest with Ryan Graham today to avoid missing out on making this your new address!

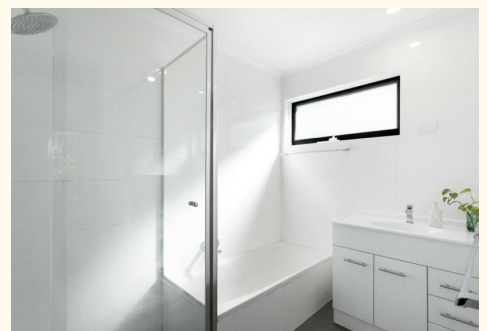
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RLA 208516

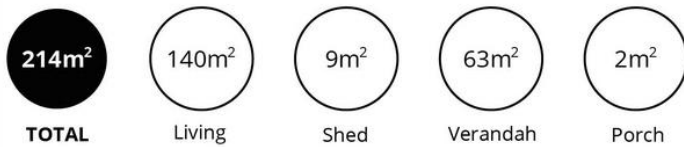
## MORE DETAILS

Property ID	2C8PGJU
Property Type	House
House Size	128 m2
Land Area	608 m2
Including	Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

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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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