

13 Folkstone Street, Modbury Heights

## Prominent Corner Allotment Offering Endless Possibilities




Uncover the potential of this solid brick three-bedroom home, ideally positioned on a desirable corner allotment of approximately 586sqm, free from any easements.

Nestled in the highly sought-after suburb of Modbury Heights, this property offers an exciting opportunity for first home buyers looking to enter the market, young families seeking comfort and convenience, savvy investors adding to their portfolio or developers looking to rebuild or redevelop (subject to planning consents).

Built on a solid foundation, this home provides the perfect canvas to renovate, refresh or reimagine to suit your style and vision. Providing ample parking space with a double garage and additional carport, there's plenty of room to accommodate vehicles, tools and recreational equipment.

Features to note:

- Three well-proportioned bedrooms, master with ceiling fan
- Solid brick 1973 construction
- 586sqm (approx.) corner allotment with no easements
- Open plan kitchen and dining area with gas stove, oven, and

3  1  4 

**FOR SALE**  
\$679,000 - \$729,000

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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**

- ample storage
- Formal lounge with reverse cycle wall air-conditioning unit
- Undercover veranda
- Double car garage plus additional carport parking
- Gas hot water system

Enjoy a lifestyle of convenience with Para Hills Reserve just a short stroll away, easy access to public transport, multiple schooling options close by and shopping destinations including Para Hills Shopping Centre, Clovercrest Shopping Centre and Westfield Tea Tree Plaza only moments away.

A smart opportunity in a thriving and well-connected location - the possibilities are endless!

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	2CJEGJU
Property Type	House
House Size	108 m2
Land Area	586 m2
Including	Outdoor Entertaining Built-in-Robes

**Carla Doecke 0456 830 122**

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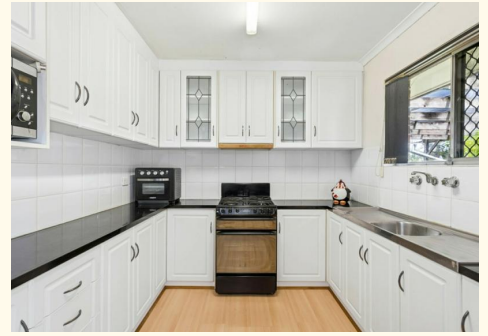
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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