

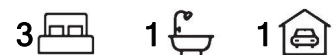
## Modbury Heights, 13 Ramsgate Avenue

Under Instructions from the Public Trustee -  
CONTRACTED AT AUCTION

Auction Location: on site

LJ Hooker Kensington Unley is delighted to introduce this versatile property located in the thriving suburb of Modbury Heights. This area is experiencing significant redevelopment and transformation, making it an exciting time to invest in a modern living environment.

Set on an approximate 720 square metre allotment, this solid brick home features three generously sized bedrooms, with one offering built-in robes for added convenience. The layout retains much of its original charm from the early 1970s, providing a unique opportunity for those looking to personalize their living space. The bathroom, located close to all bedrooms, features a separate toilet and is adjacent to the laundry, enhancing functionality for family life.



**For Sale**  
CONTRACTED AT AUCTION

**View**  
[ljhooker.com.au/60YNFDJ](http://ljhooker.com.au/60YNFDJ)

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**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.

**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

The heart of the home is the inviting living and kitchen areas, which face Ramsgate Avenue. This positioning allows for abundant natural light to fill the family room, creating a warm and welcoming atmosphere for everyday living and entertaining. Outside, the property boasts a versatile shed and expansive front, rear, and side gardens, providing ample outdoor space for gardening, relaxation, or play.

This property presents a fantastic opportunity for investors and homebuyers alike. The existing improvements make it ideal for renting out, while the generous lot size and 70-foot frontage to Ramsgate Drive offer excellent potential for redevelopment (STC).

Conveniently located just 130 metres from the nearest bus stop, the property ensures easy access to public transportation. It's also in close proximity to Tea Tree Plaza, which offers a variety of shopping and dining options, Para Hills Reserve for outdoor activities, and several local sporting clubs for community engagement. Additionally, it is only one kilometre west of The Heights School, making it a great option for families seeking educational facilities.

Whether you're looking to renovate and make this home your own, or explore the potential for redevelopment, this property in Modbury Heights is an excellent opportunity that truly ticks all the boxes for modern living. Don't miss the chance to invest in this vibrant and evolving suburb!

Note: A decommissioned in ground concrete pool is located to the rear of the allotment.

AUCTION: Friday 1st November at 12pm, on site.

CT: Volume 5588 Folio 30

Council: City of Tea Tree Gully

Council Rates: \$1615.00 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Land Size: 720 square metres (approx)

Year Built: 1969 (approx)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Tom Blanch to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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## More About this Property

Property ID	60YNFDJ
Property Type	House
House Size	220 m <sup>2</sup>
Land Area	720 m <sup>2</sup>

### Tom Blanch 0401 847 744

Sales Associate | [tblanch@ljhkensingtonunley.com.au](mailto:tblanch@ljhkensingtonunley.com.au)

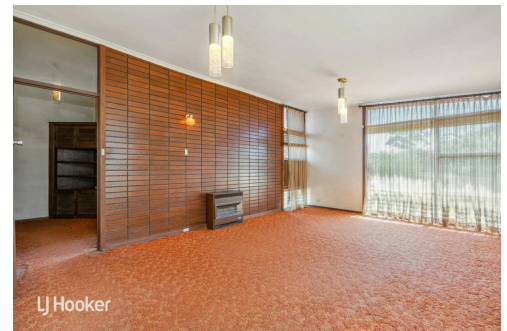
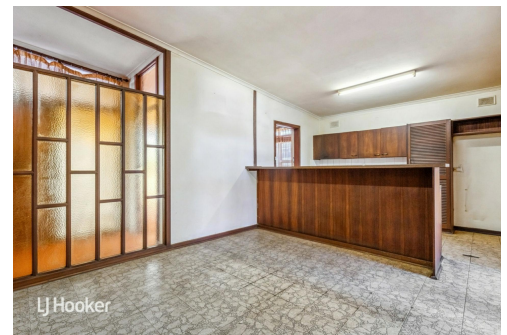
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220m <sup>2</sup>	109m <sup>2</sup>	45m <sup>2</sup>	23m <sup>2</sup>	22m <sup>2</sup>	17m <sup>2</sup>	4m <sup>2</sup>
<b>TOTAL</b>	Living	Garage	Carport	Pergola	Porch	Shed



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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