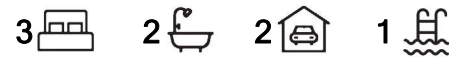


Modbury Heights, 14 Mopoke Street

How Good is This!



Auction Location: On-site

Situated in the family-friendly suburb of Modbury Heights where opportunities like this are hard to find, Carla Doecke, and LJ Hooker Property Specialists are proud to present to the market this charming 3-bedroom 'Gasparin Homes' built, circa 1984 family abode.

Going to the market for the first time in 36 years, this home features a meticulously flexible floorplan designed with the family in mind. This humble abode boasts 664m² (approx.) of land, 3 spacious bedrooms, 2 generous living spaces, an updated ensuite, and the original family bathroom, 2 pitched roof pergolas, and of course, the salt-chlorinated, solar-heated pool and spa.

Features Include:

* Master bedroom with an updated ensuite featuring floor to ceiling tiles, walk-in robe, and

For Sale

Auction (\$780,000)

View

ljhooker.com.au/29W6GJU

Contact

Tyson Bell

0455600065

tysonb@ljhsales.com.au

Carla Doecke

0456 830 122

carlad@ljhsales.com.au



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 Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

ceiling fan

- * Bedrooms 2 & 3 both equipped with built-in robes and ceiling fans
- * Ducted evaporative cooling throughout and roller shutters to the front of the home
- * Family room and formal dining situated at the front of the home, equipped with a gas fireplace and a bar with a bar fridge
- * Centrally located chef's kitchen overlooking the beautiful rear yard, equipped with ample bench and cupboard space, gas cooktop, oven, stainless-steel dishwasher, and a breakfast bar
- * Rear second living space that can and has doubled as a 4th bedroom, equipped with a ceiling fan, split system air conditioning, and offering seamless access to the rear yard via a sliding door
- * Two adjacent outdoor entertaining spaces via pitched roof pergolas, both equipped with ceiling fans, one of which also features decking and LED downlights for a more modern finish
- * Lock-up garden shed, perfect for storing garden tools or those special toys
- * Salt-chlorinated, solar and gas-heated pool and spa situated in the rear corner of the allotment featuring palm trees to create that real sense of peace and tranquillity
- * Double automatic garage with manual roller door access to the rear yard
- * Well-maintained front and rear yards

Enjoy the convenience of being within close proximity to vibrant shopping districts such as Tea Tree Plaza and The Grove, easy access to major transportation hubs such as the O-Bahn, and being zoned to the highly-rated 'The Heights' school. Experience a family-friendly lifestyle in the North East that is truly unparalleled.

Enquire today to avoid disappointment!

CT: 5273/222

Council: City of Tea Tree Gully

Zoning: General Neighbourhood

Built: 1984

Land: 664m² (approximate)

Frontage: 18.74m (approximate)

Internal Living: 206sqm

Council Rates: \$2,441.34 per annum

SA Water: \$195.47 + Usage per quarter

Easements: NIL

Nearby Schools: Modbury School P-6, Redwood Park Primary, The Heights School P-12

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

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.

More About this Property

Property ID	29W6GJU
Property Type	House
House Size	206 m ²
Land Area	664 m ²
Including	Air Conditioning Ducted Cooling Evaporative Cooling Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Tyson Bell 0455600065

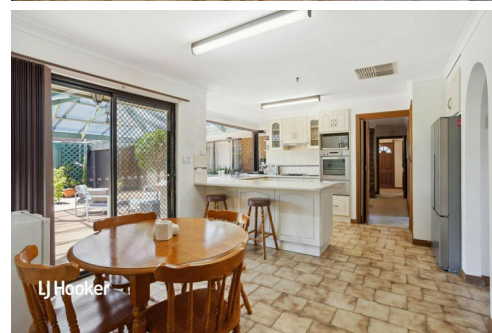
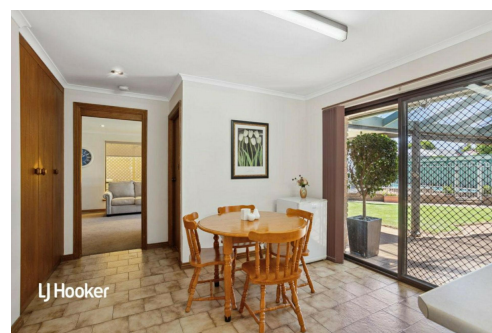
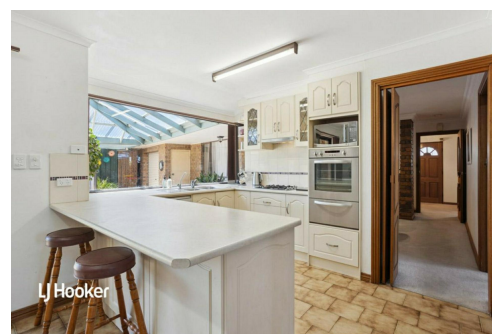
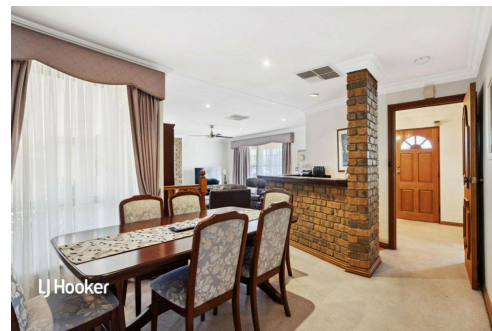
Sales Specialist | tysonb@ljhsales.com.au

Carla Doecke 0456 830 122

Sales Specialist | carlad@ljhsales.com.au

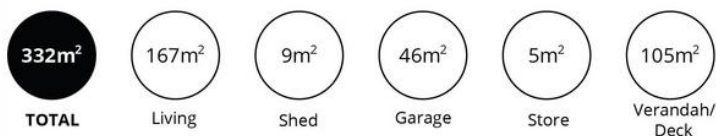
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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 Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**



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.

Produced by The Fotobase Group



LJ Hooker Greenwith | Golden Grove
 | Mawson Lakes | Modbury
 (08) 8289 6660

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.