



15 Metcalfe Avenue, Modbury Heights

Family Entertainer on Spacious Allotment

Auction Location: 15 Metcalfe Avenue, Modbury Heights SA 5092

Proudly presented to the market for the very first time since its construction in 1976, is a traditional family entertainer with room to grow and add your flavours to become the home you have been looking for. The generous 640sqm (approx.) allotment provides buyers an abundance of internal and external living spaces to start enjoying right from day one!

Features you will love:

- Three bedrooms with built in robes and split system air-conditioners
- Bedrooms one and two with ceiling fans too
- Updated bathroom plus an additional toilet
- Formal L-shaped living and dining room with split system air-conditioner and gas wall heater
- Kitchen with gas cooktop, stainless steel rangehood and pantry
- Additional light filled family room overlooking the manicured gardens
- Solar heated, chlorinated, in ground, concrete swimming pool
- Outdoor entertaining space with brick built in barbecue for

3 1 2

AUCTION

Sat 24th Oct @ 12:00PM

VIEW

Sat 10th Oct @ 1:30PM - 2:00PM

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.



summer!

- Double carport for parking
- 5x split system air conditioners situated throughout the home
- Gas wall unit heater for main living areas
- 3.3kw of solar panels included
- 640sqm (approx.) easement free allotment with 18.28m (approx.) frontage

Positioned in this sought after and convenient suburb, with The Heights School at the end of your street, Modbury Heights Shopping Centre and public transport via the O-Bahn only a short stroll away. For larger entertainment needs, Tea Tree Plaza is only a moment away not to mention a larger selection of public and private schooling options as well.

Enquire today 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	2E0AGJU
Property Type	House
House Size	140 m2
Land Area	640 m2
Including	Air Conditioning
	Pool
	Outdoor Entertaining
	Secure Parking
	Solar Panels
	Water Tank

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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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