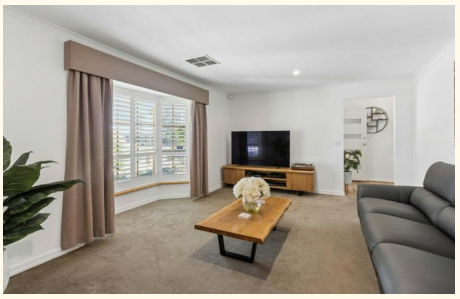

17 Coromandel Place, Modbury Heights

Space, Style and Family Living In The Heart Of Ladywood Village

From the moment you arrive at 17 Coromandel Place, Modbury Heights, you know you're in for something special. Beautifully positioned within the tightly held, tree-lined Ladywood Village Estate, this lovingly maintained and tastefully renovated conventional-style home combines timeless character, modern comforts and exceptional space for growing families. Built in 1987 and offering approximately 160sqm of living on a generous 620sqm allotment, this impressive residence is a credit to its current owners, with beautifully presented interiors, multiple living zones and an outstanding outdoor entertaining area designed for year-round enjoyment.

Inside, three well-appointed bedrooms are complemented by a separate, detached fourth bedroom/rumpus retreat, complete with its own kitchenette. Ideal for teenagers seeking independence, extended family, guests or those working from home, this versatile space adds an extra dimension to an already impressive family offering. A stunning renovated kitchen, updated bathrooms, ducted reverse-cycle air conditioning throughout the main house, generous living areas, established gardens and extensive undercover entertaining further enhance the appeal. For families seeking room to grow, space to spread out and a home that balances lifestyle with practicality, this is

3 2 1

FOR SALE
$995,000 - $1,075,000

VIEW
Sat 7th Nov @ 1:30PM - 2:00PM

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

an opportunity not to be missed.

Key Features:

- Beautifully presented and tastefully renovated conventional-style family home.
- Sought-after, tree-lined Ladywood Village Estate location
- Three main-house bedrooms plus a separate, detached fourth bedroom/rumpus retreat.
- Approximately 160sqm of living on a generous 620sqm allotment
- Spacious master bedroom featuring a walk-through robe, renovated ensuite and dedicated master dressing room/office space
- Bedrooms two and three complete with built-in wardrobes
- Detached fourth bedroom/rumpus room featuring a built-in kitchenette, ideal for teenagers, guests or extended family
- Grand entrance, light-filled formal lounge and dining with bay windows, plantation shutters and timber-look laminate flooring throughout the main living areas
- Stylish renovated kitchen with ample bench and cupboard space, built-in pantry, quality stainless-steel appliances, Miele dishwasher, skylight and pendant lighting
- Comfortable family living area flowing seamlessly to an expansive approximately 64sqm undercover paved entertaining area
- Outdoor entertaining complete with ceiling fans and strip heaters for year-round enjoyment
- Renovated main bathroom and laundry
- Approximately 10kW Daikin ducted reverse-cycle air conditioning throughout the main house, 6.6kW solar system with 13kW battery, VIP multi-camera security system and alarm
- Single carport with remote roller door, plus a second driveway for off-street caravan, boat, trailer or additional vehicle storage, complemented by established gardens, lawned areas, a fire pit and garden and storage sheds

Beyond its impressive interiors, this home enjoys a location that makes everyday family living easy. The established, leafy streets of Ladywood Village Estate provide a welcoming setting, while nearby Modbury Heights Shopping Centre, local cafés, everyday conveniences and recreational facilities are all within easy reach.

Families will appreciate the proximity to Modbury Heights School and Modbury High School, including its International Baccalaureate programme. Public bus transport is just a short stroll from the end of the street, connecting you with surrounding shopping precincts, including Golden Grove Village and Westfield Tea Tree Plaza.

For city commuters, Tea Tree Plaza provides convenient access to the O-Bahn, delivering a direct and efficient journey into Adelaide's CBD in approximately 20-25 minutes once on the busway, depending on the service.

With its generous accommodation, detached retreat, beautifully renovated interiors and outstanding entertaining credentials, this is a home where families can spread out, enjoy their own space and come together in comfort.

Beautifully presented, superbly appointed and ideally located, 17 Coromandel Place is a property you simply must inspect. Don't miss your opportunity to secure an outstanding family home in one of Modbury Heights' tightly held neighbourhoods.

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

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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	2E46GJU
Property Type	House
House Size	160 m2
Land Area	620 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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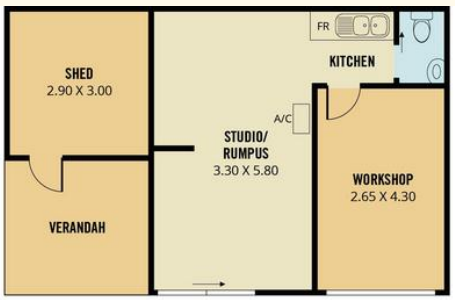

311m²	188m²	10m²	17m²	12m²	84m²
TOTAL	Living	Shed	Carport	Workshop	Porch/ Pitched Verandah

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**

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