

## Modbury Heights, 23 Swallow Avenue

The One You've Been Waiting For!

Originally constructed in 2009 with a well-thought-out design, this home sits on a manageable allotment of approximately 484sqm. Featuring quality finishes throughout, it offers the lucky purchaser a genuine move-in-ready opportunity.

This is a location you'll love calling home! Zoned to the popular Heights School and within walking distance of local parks and walking trails, it offers both convenience and lifestyle.

Features you'll love:

- \* Three generous bedrooms, master with ensuite & walk-in robe
- \* Bedrooms 2 & 3 with built-in robes
- \* Freshly painted interior and high-quality carpet in the bedrooms
- \* Year-round comfort with ducted reverse-cycle heating and cooling (brand-new unit)
- \* Central kitchen with ample storage, brand-new gas cooktop, dishwasher, oven, double sink, and large breakfast bar



**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.



**For Sale**  
\$795,000 - \$855,000

**View**  
[ljhooker.com.au/2BB2GJU](http://ljhooker.com.au/2BB2GJU)

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

- \* 2.7-metre ceiling height throughout
- \* Low-maintenance quality tiles installed throughout the living areas
- \* LED downlights throughout the home
- \* Spacious, light-filled open-plan living and dining areas
- \* Undercover outdoor entertaining area —the perfect spot to host the family BBQ!
- \* Low-maintenance yard with quality AstroTurf installed and manageable gardens
- \* Ample off-street parking with a double garage and automatic roller door
- \* Additional manual roller door at the rear of the garage
- \* Zoned to the popular Heights School

Nestled on a quiet court in the heart of Modbury Heights, this home is a short distance from local shops at Modbury Heights Shopping Centre and minutes away from the major retailers and cafes at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, and the O-Bahn, offering an easy commute to Adelaide CBD!

No matter your situation, this home is sure to tick all the right boxes. With so much to offer, it won't last long—so clear your calendar and stop the search! This is the home you've been waiting for.

Contact Ryan Graham today.

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



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## More About this Property

Property ID	2BB2GJU
Property Type	House
House Size	195 m2
Land Area	484 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Ryan Graham 0400 912 287**

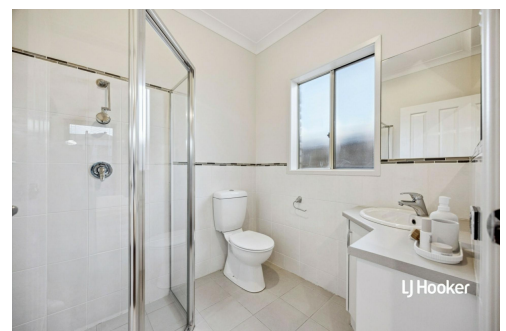
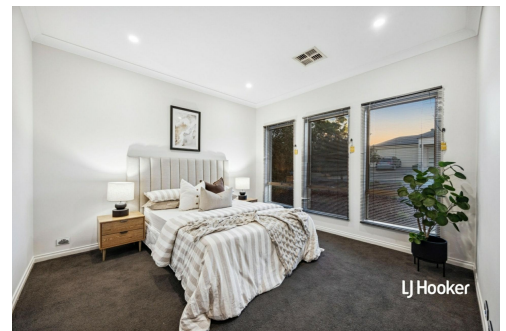
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**