



245 Kelly Road, Modbury Heights




Fit for the Growing Family!

Built in 1994, this 4 bedroom family home offers the perfect balance of living both inside and out for young growing families. With spacious open plan lounge flowing to the dining area with access outdoors to a large undercover entertaining space perfect for all year-round enjoyment.

The additional casual living space off the kitchen also makes a great space to reflect and unwind together, children's bedrooms all feature built in robes and are located to the rear of the home while the master bedroom overlooks the front yard with own ensuite bathroom and walk in robe.

Features include:

- Four bedrooms, master with walk in robe and ensuite
- Open plan front formal lounge to dining room
- Kitchen with breakfast bar, electric cooktop, oven and rangehood, dishwasher and pantry
- Second central living with sliding access outdoors
- Ducted evaporative cooling with ducted gas heating throughout
- LED downlights throughout
- New carpets in bedrooms
- Main bathroom with bath/shower and separate toilet
- Flat roof verandah entertaining area

4  2  0 

FOR SALE

Please Call

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**

- Framing garden beds with pond, and tool shed
- Parking space in driveway for 2 vehicles
- Enclosed garage provided flexibility to be an additional living space, storage room or perfect for those looking for an office or work from home space where external visitors can come

Enjoy nearby green parklands including Para Hills Reserve and Noya Reserve, perfect for walks, recreation and time outdoors, while Tea Tree Plaza is just a short drive away for shopping, dining and entertainment. Families will appreciate being close to quality schooling options including Heights School and King's Baptist Grammar School, making school runs simple while enjoying the benefits of a well-connected and family-friendly neighbourhood.

Enquire 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 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	2D45GJU
Property Type	House
House Size	156 m2
Land Area	435 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Dishwasher Built-in-Robes Fully Fenced

Shaun Roberts 0435 367 534

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254m²

TOTAL

165m²

Living

7m²

Shed

82m²

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.

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