



## Modbury Heights, 26 Kingsford Smith Street

Charming Family Home in Prime Location

Auction Location: 26 Kingsford Smith Street, Modbury Heights

Andrew Rose of LJ Hooker is delighted to present this beautifully maintained family home, situated on a generous 604sqm (approximate) block with no easements. This home features three spacious bedrooms, each with built-in robes and ceiling fans, a central bathroom, and an updated kitchen that flows into an open-plan meals and lounge area.

Outdoor living is a breeze with a decked undercover entertaining area, a lush green lawn, and beautiful gardens, perfect for gatherings. The verandah spans the back of the home, providing ample space for relaxation. Additionally, there is a large rear garage and an extra tool shed for storage.

Additional Features



**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.

3 1 2

**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/65Z1FDC](http://ljhooker.com.au/65Z1FDC)

**Contact**  
**Andrew Rose**  
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[andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

**LJ Hooker Craigmore | Elizabeth | Salisbury**  
**(08) 8255 9555**

- No Easements
- Updated Kitchen
- Heating and Cooling
- Great location
- Good Sized Backyard

**Specifications:**

CT / 5580/84

Council / City of Tea Tree Gully

Built / 1973

Easements / NIL

Estimated rental assessment / \$600 to \$630 per week.

Located within walking distance to The Heights School and just minutes from the shopping, dining, and entertainment options at Tea Tree Plaza, this home offers convenience and comfort. You'll also find a variety of early learning centers and public and private schools nearby, including Modbury Preschool to Year 7, Modbury High, Modbury South Primary, and Gleeson College. Enjoy easy access to the CBD via the O'Bahn at Tea Tree Plaza Interchange or simply walk to the bus stop on Milne Road.

Don't miss out on this fantastic opportunity to secure a family home in a sought-after location. Contact Andrew Rose at LJ Hooker today to arrange a viewing!

Auction is the 24th day of August 2023, at 11:00 am on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmore Shopping Village, Craigmore LJ Hooker Craigmore | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

**Disclaimer:**

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

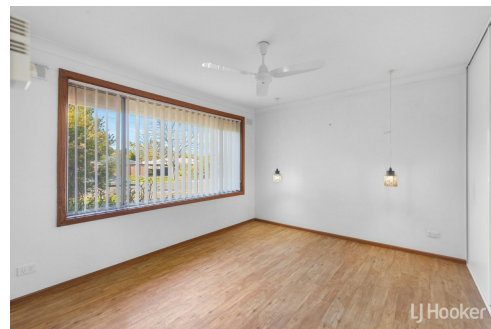
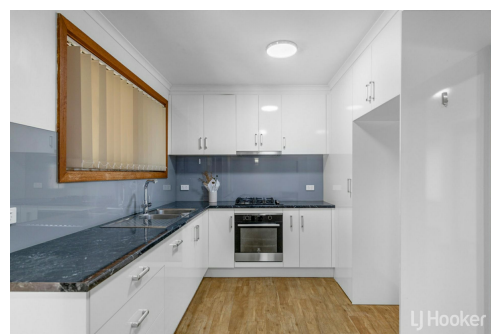
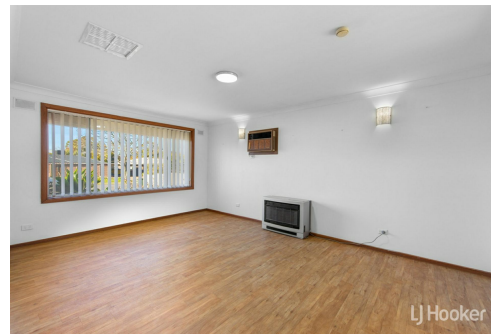
<b>Property ID</b>	65Z1FDC
<b>Property Type</b>	House
<b>Land Area</b>	604 m <sup>2</sup>

**Andrew Rose 0421 988 597**

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**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**

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## 26 Kingsford Smith Street, Modbury Heights

INTERNAL	- 98.1 SQM
EXTERNAL	- 112.8 SQM
TOTAL	- 210.9 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.