

28 Noritake Road, Modbury Heights




The Family Entertainer!

Originally built in 1980 and thoughtfully updated with modern touches throughout, this home combines classic charm with contemporary comfort. Set on a generous 646sqm (approx.) allotment, it provides plenty of room for the family to live, relax and entertain.

Perfectly positioned in the heart of Modbury Heights, you'll be just moments from schools, shopping, parks and transport. Everything you could ever need is right at your doorstep!

Features you'll love:

- Three spacious bedrooms all with ceiling fans
- Built-in robes in all bedrooms
- Flexible floorplan with multiple living areas
- Additional sunroom/home office
- Renovated bathroom with separate toilet
- Spacious updated kitchen with ample bench space, sever window, breakfast bar, 900mm gas cooktop and oven
- Ducted evaporative cooling and ducted gas heating throughout the home
- LED Downlights installed throughout the home
- High quality carpet in formal living area and all bedrooms
- Expansive undercover entertainment area with pitched roof pergola with additional deck area, the ideal spot to host the family

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FOR SALE

\$830,000 - \$880,000

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.

 **LJ Hooker**

gathering

- Large rear yard with sufficient lawn for the family pet or the annual cricket match
- Zoned to the sought-after Heights School

No matter your situation this one is sure to impress, surrounded by everything you will ever need!

A short distance from all the major retailers and popular eateries at Westfield Tea Tree Plaza and The Grove Shopping Centre, as well as Modbury Hospital, Civic Park, Jubilee Lake and the scenic walking trails through Kingfisher Reserve.

Families will also appreciate the choice of quality schools nearby including Pedare Christian College, Gleeson College and zoned to The Heights School. With ample public transport options available, commuting to the Adelaide CBD is effortless.

Family homes with so much on offer do not last long, register your interest with Ryan Graham today to avoid missing out on making this your new address!

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	2CB5GJU
Property Type	House
House Size	152 m2
Land Area	646 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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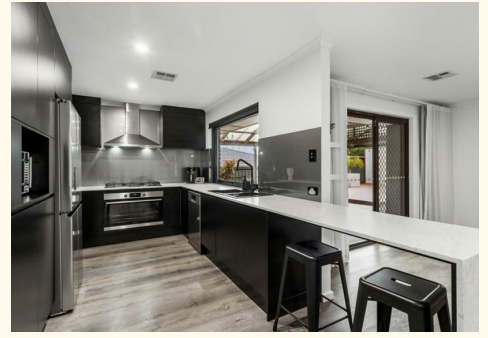
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246m²

TOTAL

150m²

Living

20m²

Shed

20m²

Carport

5m²

Porch

51m²

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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