



3 Quail Place, Modbury Heights

Where Memories Are Made




Auction Location: 3 Quail Place Modbury Heights SA 5092

Tucked away in a quiet cul-de-sac in the heart of Modbury Heights, this much-loved home was built in 1980 and has been proudly held by the same owners for many years. A property filled with warmth, care and cherished memories, it now presents an exciting opportunity for new owners to step in, add their own touches and create the next chapter. The owners have truly enjoyed their time here and taken great pride in the home, making it a wonderful foundation for future families, first-home buyers or investors alike.

Inside, the home offers a practical and inviting layout comprising three bedrooms, a generous main living area and a second sitting space, providing flexibility for family living, relaxation or entertaining. The central kitchen is well positioned to overlook the outdoor area, making it ideal for those who enjoy hosting gatherings while keeping connected with family and guests both inside and out.

Key Features:

- Three well-sized bedrooms, all with built-in robes
- Ducted reverse cycle heating and cooling for year-round comfort
- Gas connected - Gas stove and gas hot water service
- Alarm system for added security

3  1  1 

FOR SALE
\$695,000

AGENTS

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AGENCY

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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**

- Garden sheds providing extra storage
- Rainwater tank
- Solar panels - 10 panels (approximately 1.9kW)

Outdoors, an expansive entertaining area sets the scene for hosting family and friends all year round. Complete with an inbuilt BBQ, this inviting space is framed by beautifully established gardens and a tranquil pond, creating a relaxed and private setting. Whether it's weekend gatherings or evening get-togethers, this outdoor area offers the perfect blend of comfort, space, and atmosphere for effortless entertaining.

Set in the ever-popular and growing suburb of Modbury Heights, this location is highly regarded for its convenience and strong community feel. Enjoy easy access to Tea Tree Plaza Shopping Centre, Golden Grove, quality schooling including The Heights High School and Technical College, along with local shops and public transport.

Opportunities in Modbury Heights are becoming increasingly rare this is one not to be missed.

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	2CTXGJU
Property Type	House
House Size	136 m2
Land Area	560 m2

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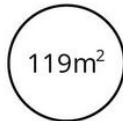
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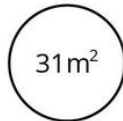




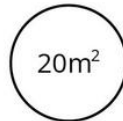
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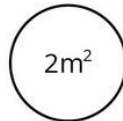
Living



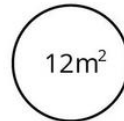
Verandah



Carport



Porch



Shed

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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