



Modbury Heights, 38 Brunel Drive

Endless Opportunity!

3 1 1

Auction Location: 38 Brunel Drive, Modbury Heights SA 5092

Constructed in 1974, this home is advantageously positioned on a large corner allotment of approximately 620sqm, with no registered easements or encumbrances. This is a striking opportunity to secure a home in an extremely popular location, where everything you could ever need is just moments away!

Featuring a functional layout, this home is ready for its new owner and all their ideas. For those with the skill and vision, it offers the chance to add your own touches and colour schemes to truly make it your own. Alternatively, for the astute investors among us, the potential is endless - always subject to planning consent!

Features include:

- * Three bedrooms, all with built-in robes
- * Ceiling fans in all bedrooms



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
Auction

View
ljhooker.com.au/2BPQGJU

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- * Automatic roller shutters on all front windows for added security
- * Solar system installed
- * Ducted reverse cycle heating and cooling for year-round comfort
- * Spacious kitchen with breakfast bar, ample storage and gas cooktop
- * Undercover outdoor entertaining area with paved veranda
- * Off-street parking with secure carport and roller door
- * Corner allotment with no registered easements or encumbrances
- * Within walking distance to Modbury Heights Shops
- * Zoned to Modbury Heights School, located adjacent

Situated perfectly on Brunel Drive, this is a location and a home you'll love calling your own.

With local shopping and the popular Heights School at your doorstep, plus the convenience of nearby major retailers, popular eateries at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, and the O-Bahn for an easy commute to the Adelaide CBD!

This is one you simply don't want to miss, Register your interest with 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.

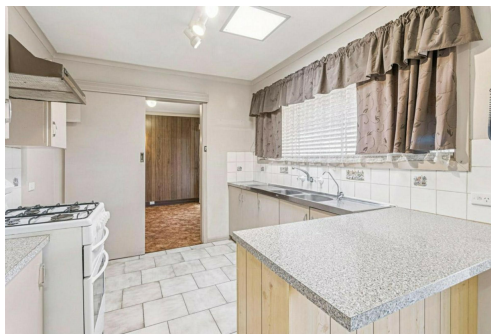
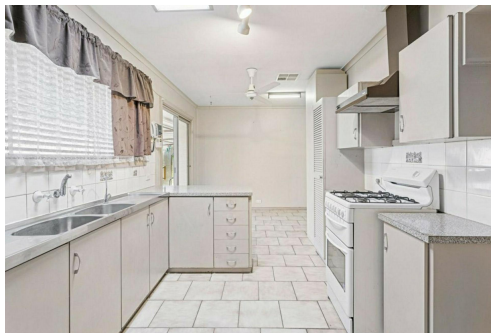
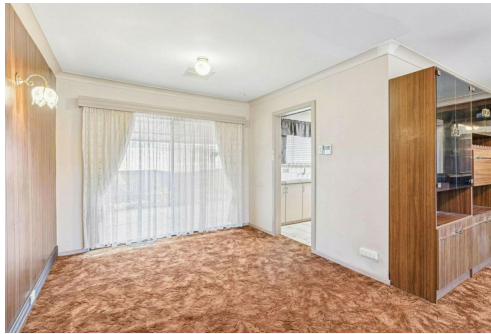
RLA 208516

More About this Property

Property ID	2BPQGJU
Property Type	House
House Size	136 m2
Land Area	620 m2
Including	Outdoor Entertaining Fully Fenced

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SITE PLAN
(NOT TO SCALE)

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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