



38 Taylor Street, Modbury Heights

Flexible Family Living in a Prime Modbury Heights Location

Presented by Andrew Rose and the team at LJ Hooker Craigmore | Elizabeth, this spacious and versatile family home offers an outstanding opportunity in one of the north-east's most sought-after suburbs. With five bedrooms, multiple living areas, two bathrooms, and a flexible floorplan, this is a home designed to accommodate growing families, multi-generational living, or those simply seeking extra space.

Step inside and discover a welcoming open-plan layout where the kitchen, dining, and lounge areas seamlessly come together to create the heart of the home. The well-appointed kitchen offers excellent bench space and storage, while the generous living and dining areas provide plenty of room for everyday family life and entertaining.

The lower level comprises three bedrooms, including a spacious master bedroom, along with the main bathroom and laundry. Upstairs offers a fantastic retreat area, second bathroom, and two additional bedrooms, creating the ideal space for teenagers, guests, or extended family members seeking their own private zone.

Outside, the property continues to impress with a double carport, two

5 2 2

FOR SALE

Expression of Interest

VIEW

Sat 13th Jun @ 10:30AM - 11:00AM

AGENTS

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AGENCY

LJ Hooker Craigmore | Elizabeth |
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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

tool sheds, and low-maintenance outdoor areas that provide space without the burden of extensive upkeep. Perfectly positioned close to quality schools, shopping centres, public transport, local parks, and walking trails, this home combines convenience, comfort, and practicality in a highly desirable location.

Features You'll Love:

- Five generously sized bedrooms
- Two bathrooms
- Upstairs complete in 2024
- Upstairs retreat area
- Spacious open-plan living and dining
- Well-equipped kitchen with ample storage
- Built-in robes
- Heating and cooling
- Solar System
- Double carport
- Two tool sheds
- Flexible floorplan ideal for larger families
- Low-maintenance outdoor areas
- Fantastic location close to schools, shops, and transport
- Extra off Sheet Parking

Specifications:

- CT / 5125/432
- Council / City of Tea Tree Gully
- " Built / 1993 (Approx.)
- " Land / 420m² (Approx.)
- Easements / Subject to Service Easement(s) over the land marked B for drainage purposes to the Council for the Area (223LG RPA)
- Encumbrance / To City of Tea Tree Gully
- Estimated Rental Assessment / \$730-\$760 per week (approx.)

Offering an exceptional combination of space, flexibility, and location, this is a fantastic opportunity to secure a quality family home in the heart of Modbury Heights.

For further information or to arrange an inspection, contact Andrew Rose today.

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 DETAILS

Property ID 68VTFDC
Property Type House
Land Area 420 m2

Andrew Rose 0421 988 597

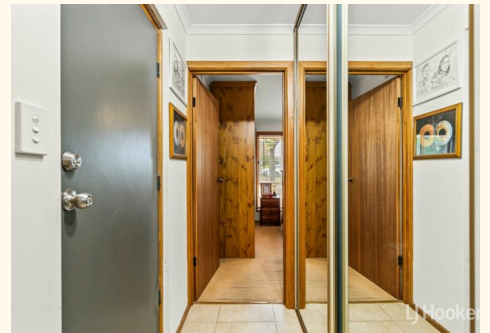
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	INTERNAL	- 150.6 SQM
	EXTERNAL	- 30.0 SQM
	TOTAL	- 180.6 SQM

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.

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