



4 Phoebe Avenue, Modbury Heights

Room For The Whole Family!

Auction Location: 4 Phoebe Avenue, Modbury Heights SA 5092

What an opportunity to snatch up an exciting family home. Hosting a functional and flexible floorplan, this home can be moulded, designed and used to suit your lifestyle. Whether you are a large family, have a business/working from home or just in need of more room, this house offers an abundance of space to cater for your needs. Recently refreshed throughout and with several updates along its journey, this one is ready for you to start the next chapter!

Features you will love:

- Three refreshed bedrooms with new carpet and downlights
- Updated main bathroom with large floor to ceiling tiles and rain shower head
- Large light filled front living area
- Formal meals/dining room adjacent to the kitchen
- Kitchen fitted with stainless steel appliances, gas cooktop and overlooking the rear yard
- Centrally located additional family room
- Private retreat/fourth bedroom at the rear including an ensuite, walk in robe, split system air-conditioning and kitchenette
- Pitched outdoor entertaining area with ample garden space
- Additional room external to the home making a great office or

4  2  2 

FOR SALE
\$820,000

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**

- study space
- Double car garage with auto roller door
- Ducted gas heating and ducted evaporative cooling for year-round comfort

Situated in the sought-after suburb of Modbury Heights, opportunities like this don't come up often. With all the amenities on your doorstep including public transport, local shopping and of course zoned to the Heights School, you won't want to miss this!

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

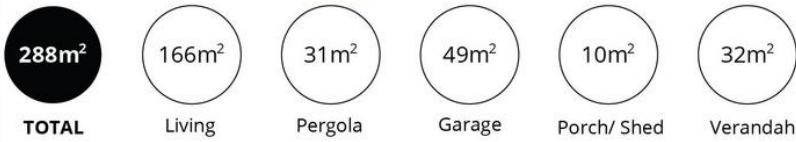
MORE DETAILS

Property ID	2C3SGJU
Property Type	House
House Size	171 m2
Land Area	670 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Evaporative Cooling
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

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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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