

Modbury Heights, 42 Minerva Crescent

Your Ideal Family Haven!

Auction Location: 42 Minerva Crescent, Modbury Heights SA 5092

Welcome to your ideal family haven in the heart of Modbury Heights! This spacious 4-bedroom residence, sprawled over a generous 710m² (approx.) allotment with an impressive 20m (approx.) frontage, presents an ideal opportunity for first home buyer, growing family, or savvy investor. Built in 1977, this home exudes character and charm while offering modern comforts for today's lifestyle.

Step inside to discover a well-designed floorplan featuring a master bedroom with a built-in and walk-in robe, as well as an ensuite for added convenience. The expansive living area provides versatility, allowing you to create a secondary living space or a formal dining area to suit your family's needs.



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.

4 2 2

For Sale

Auction (\$670,000)

View

ljhooker.com.au/29UTGJU

Contact

Carla Doecke

0456 830 122

carlad@ljhsales.com.au

Tyson Bell

0455600065

tysonb@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury
(08) 8289 6660

The updated kitchen boasts a gas cooktop, oven, and stainless steel dishwasher, catering to all your culinary needs. Stay comfortable year-round with evaporative air conditioning and a wood fire for those cool winter nights.

Outside, the spacious outdoor area beckons, offering plenty of lawn for the kids and family pet to play, complemented by a large shed with power for additional storage or a workshop space.

Features you will love:

- * 4 bedrooms, master with built-in robe, walk-in robe and ensuite
- * Updated kitchen with gas cooktop, oven and stainless steel dishwasher
- * Spacious living area with versatile floor plan
- * Recently painted and new vinyl flooring in living areas
- * Evaporative air-conditioning and wood fire heater providing year-round comfort
- * Generous sized rear yard for the kids and family pet to enjoy
- * Large shed with power
- * Wide 20m (approx.) frontage

Perfectly positioned and conveniently located nearby to public transport, a variety of public and private schooling and multiple shopping precincts close by. Don't miss this opportunity that combines timeless appeal with modern amenities, making it the perfect haven for your family.

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



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.

**LJ Hooker Greenwith | Golden
Grove | Mawson Lakes | Modbury
(08) 8289 6660**

More About this Property

Property ID	29UTGJU
Property Type	House
House Size	139 m ²
Land Area	710 m ²
Including	Dishwasher

Carla Doecke 0456 830 122

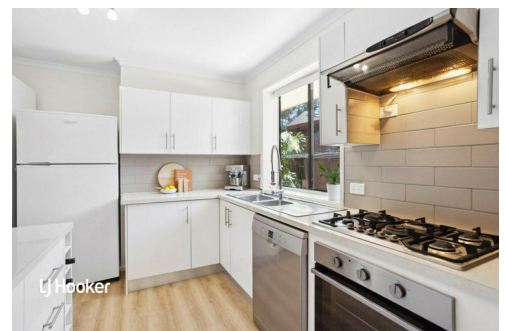
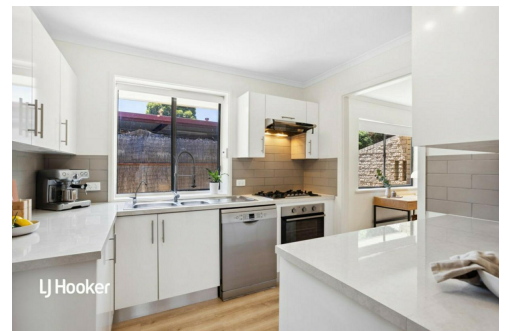
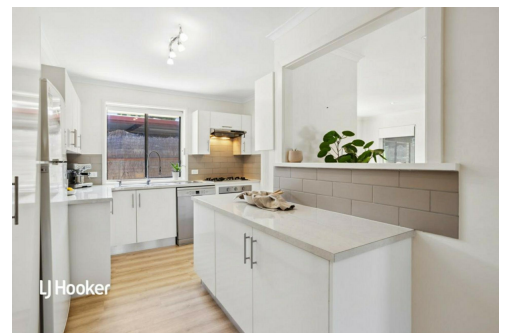
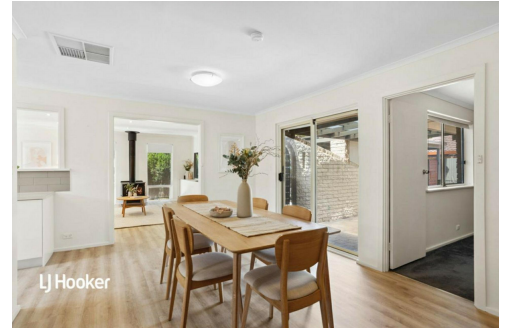
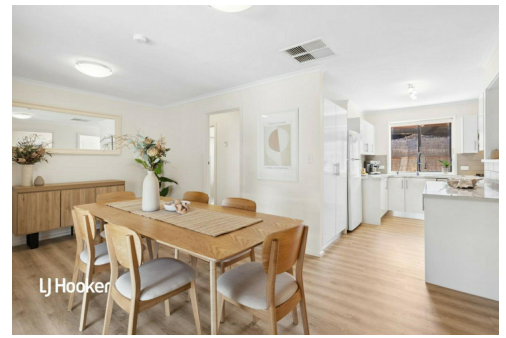
Sales Specialist | carlad@ljhsales.com.au

Tyson Bell 0455600065

Sales Specialist | tysonb@ljhsales.com.au

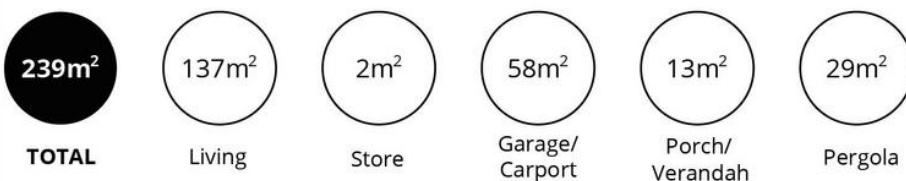
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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.

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660



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.

Produced by **The Fotobase Group**



LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury
(08) 8289 6660

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.