

Modbury Heights, 4a Hargrave Street

Prime Position with Park Views!



Auction: Onsite, Saturday the 22nd of February at 5pm

For Sale

Auction Saturday 22nd February at 5pm on-site

Look no further, this stunning 2016 built 3 bedroom family home is perfectly positioned overlooking a large reserve over the road and walking distance for those with children to nearby The Heights School. The home offers quality appointments throughout including high 2.7m ceilings, stone benchtops in the kitchen and bathrooms. You'll love the open plan design that flowing seamlessly outdoors which is perfect for entertaining both family and friends. A fantastic location to live and raise a family!

View

ljhooker.com.au/2BBRGJU

Contact

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Features Include:

- * 351m2 (approx.) corner allotment
- * 3 Bedrooms all with electric roller shutters, master with ensuite with stone benchtop & walk in robe
- * Bedroom 2 & 3 with built in robes



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.

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- * Open plan family and meals
- * Kitchen with stone benchtops, gas cooktop, oven and dishwasher
- * Ducted reverse cycle air conditioning
- * Main bathroom with bath/shower and wash area featuring stone benchtops
- * Tiled alfresco with café blinds and an outdoor heater, perfect for entertaining with friends and family
- * 6.6Kw Solar system to save \$\$\$ on your electricity bills
- * Alarm system with security cameras
- * Double automatic panel lift car garage with internal access to home

Within walking distance to The Heights School, Local shopping centres, parks and playground making this a super convenient location to live. Modbury Tea Tree Plaza and The Grove Shopping Centre are just moments away. Only a short drive from Main North Road and North East Road making your commutes around Adelaide a breeze!

Enquire 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	2BBRGJU
Property Type	House
House Size	155 m2
Land Area	351 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Shaun Roberts 0435 367 534

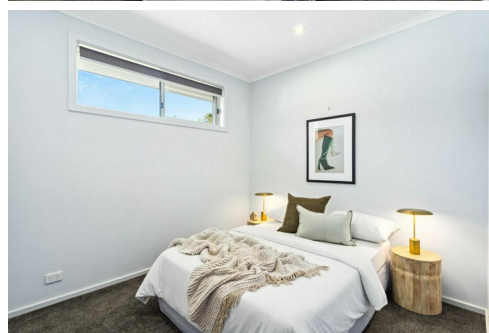
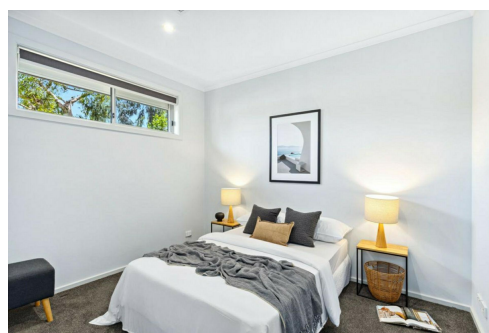
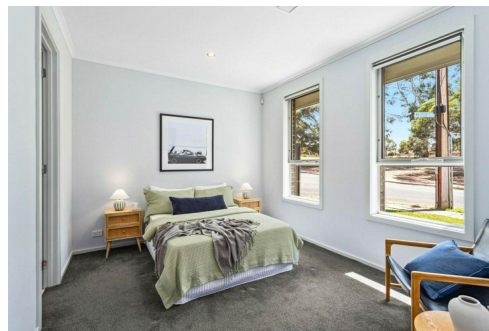
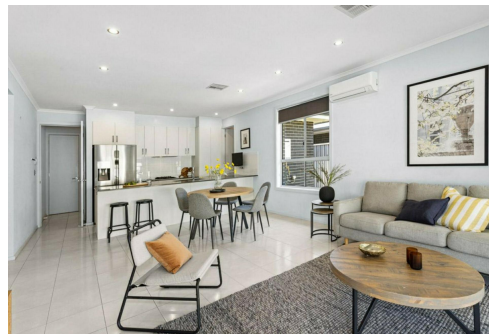
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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