



5 Hero Court, Modbury Heights

The Ultimate Family Entertainer!

Auction Location: 5 Hero Court, Modbury Heights SA 5092

Auction on-site - Saturday, November 29th at 11:00am

Originally constructed in 1977 and thoughtfully updated throughout with modern touches and a spacious extension, this home flows effortlessly, perfect for even the largest of families, offering ample room to live, grow and enjoy together!

Perfectly positioned in the heart of Modbury Heights, the property sits proudly on an impressive allotment of approximately 840sqm, free from any easements or encumbrances.

For our lucky purchaser a move in with nothing to do opportunity!

Features you will love:

- Five generously sized bedrooms
- Master bedroom with wall-length built in robes and ensuite
- Bedrooms 3, 4 and 5 with built-in robes
- Raked ceilings with ceiling fan in family room
- Flexible floorplan with three large living areas
- Additional formal dining area
- Central kitchen with ample bench space, gas cooktop, electric

5 🏠 2 🚗 8 🚗

FOR SALE
\$1,250,000

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**

- oven and full-length glass splashbacks
- Ducted evaporative cooling and ducted gas heating throughout
- Alarm system installed
- Expansive outdoor entertainment area the perfect place for the family gathering with sufficient lawn for the family pet
- ground solar heated pool and spa
- Ample off-street parking, detached garage with automatic roller doors, pit and additional workshop/store area
- Additional Secure parking with automatic gate and additional under cover carport - the ideal space to park the boat or caravan
- Zoned to the popular Heights School and Technical college
- Views of the Adelaide foot hills from the second level

Our vendors have loved calling 5 Hero Court home for the past 37 years and we're sure you will too!

Nestled in a tightly held court within Modbury Heights, you'll find yourself just moments from trendy eateries and major retailers at Westfield Tea Tree Plaza. Enjoy the convenience of nearby reserves such as Civic Park and the picturesque walking trails along Kingfisher Reserve.

Perfectly positioned close to a range of local sporting clubs and both public and private schools - including being zoned to the highly sought-after Heights School. Commuting to the Adelaide CBD is made easy with multiple public transport options, including the nearby O-Bahn.

A home with so much to offer simply won't last long.
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 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	2CJVGJU
Property Type	House
House Size	211 m2
Land Area	840 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Alarm Pool Spa Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

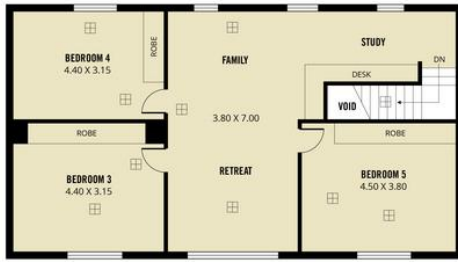
Robert Bonelli 0497 808 908

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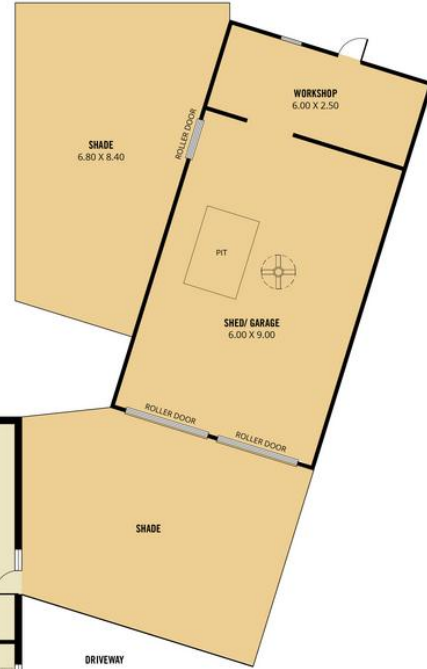
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UPPER FLOOR



GROUND FLOOR

398m ²	248m ²	71m ²	61m ²	2m ²	16m ²
TOTAL	Living	Verandah	Shed/ Garage	Porch	Workshop



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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