

Modbury Heights

Room to live and Grow!

Auction Location: Onsite

AUCTION: Onsite, Saturday the 23rd of November at 10:00am

This remarkable family home sits on an impressive 1,002sqm (approx.) allotment, offering plenty of space for the whole family to live and grow! With tasteful updates throughout, this home provides the lucky buyer a genuine move-in-ready opportunity. Located in the highly desirable, family-friendly suburb of Modbury Heights, everything you need is just moments away!

Features you'll love:

- * Approx. 1,002sqm allotment, free from easements
- * Flexible floor plan with a spacious, light-filled living area featuring raked ceilings
- * Three generous bedrooms



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.

3 2 4

For Sale
\$785,000

View
ljhooker.com.au/2AZRGJU

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- * Master bedroom with ensuite and walk-in robe
- * Ducted reverse-cycle heating and cooling for year-round comfort
- * Solar system installed
- * Large central kitchen with ample storage, breakfast bar, large fridge cavity, double sink, dishwasher and electric cooktop
- * Modern bathroom with floor-to-ceiling tiles and a separate toilet
- * Freshly painted interior and high-quality new carpet in all bedrooms
- * Easy-care floor boards installed throughout
- * Ample storage throughout, including additional hallway storage
- * Undercover outdoor entertaining area-perfect for hosting family BBQs!
- * Ample off-street parking with an extended driveway, single carport with an automatic roller door, and drive-through access for easy multi-car parking
- * Zoned for the popular Heights School

Nestled on a quiet court in the heart of Modbury Heights, this home is a short distance from local shops at Modbury Heights Shopping Centre and minutes away from the major retailers and cafes at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn, offering an easy commute to Adelaide CBD!

Whether you're a first-time buyer, a growing family looking for a large allotment in the heart of Modbury Heights or an investor seeking potential, this property is full of opportunity! With the hard work already done, you can move in and enjoy, or for those with the skills and vision, add your own touches to this expansive allotment (subject to normal planning consent).

Family homes like this on generous allotments don't come along often. 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 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



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More About this Property

Property ID	2AZRGJU
Property Type	House
House Size	168 m ²
Land Area	1002 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Secure Parking Fully Fenced

Ryan Graham 0400 912 287

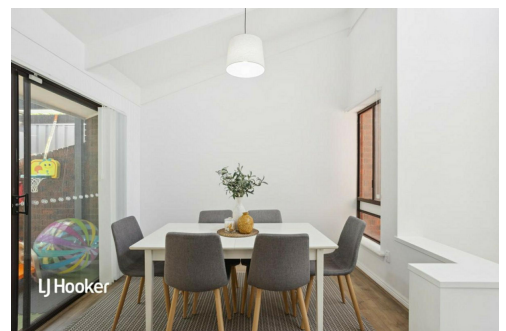
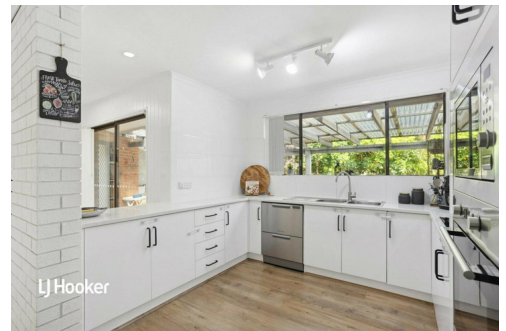
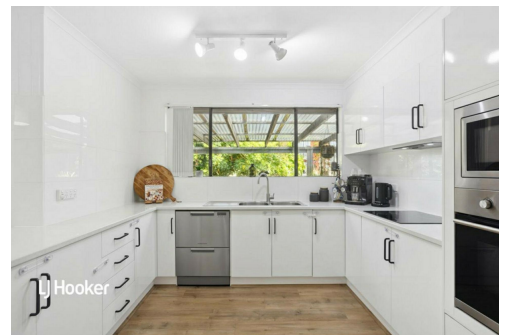
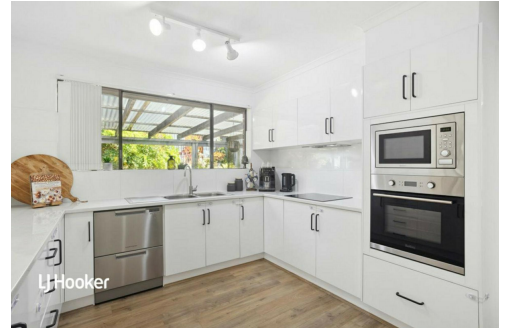
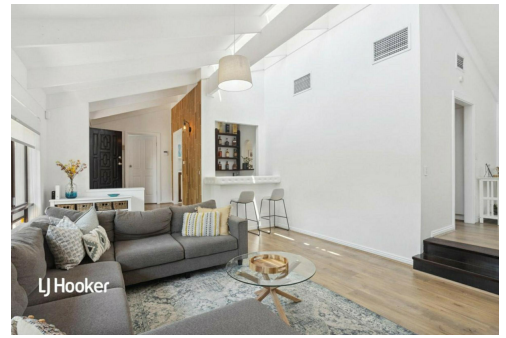
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264m²

TOTAL

151m²

Living

7m²

Porch

39m²

Carport

14m²

Shed

53m²

Verandah

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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