



93 Maxlay Road, Modbury Heights




Family Home Ready For Its Next Chapter

Auction Location: 93 Maxlay Road, Modbury Heights SA 5092

This 1975 built family home on a traditional 620sqm (approx.) allotment, is ready for you to come in add your colour schemes, ideas and finishing touches to create the home you have always desired. The floorplan and features have what you are looking for, with a master bedroom with ensuite, dual living areas, abundance of off-street parking, not to mention the large outdoor entertaining space, grassed yard and pool!

Features you will love:

- Four bedrooms with built in robes and ceiling fans
- Master bedroom with split system and ensuite
- Large light filled living area with another split system air conditioner
- Kitchen fitted with dishwasher, gas cooktop, breakfast bar and sky light
- Additional family/meals room attached to the kitchen
- Centrally located main bathroom
- Large outdoor entertaining area with ceiling fans, overlooking the pool and yard
- Three car carport with drive through access to the shed and

4  2  3 

FOR SALE

Auction - Saturday, January 31st at 1pm

AGENTS

Robert Bonelli
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robertb@ljhsales.com.au

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**

- backyard
- Ducted evaporative cooling and ducted gas heating for year round comfort
- Solar system included
- ground, chlorinated pool

In a location that has it all, being only walking distance from major amenities such as The Heights High School and Technical College, local shopping and public transport as well, this one is not to be missed!

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 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.

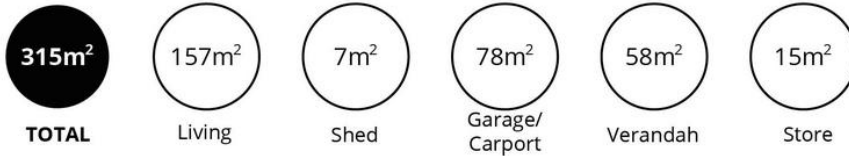
MORE DETAILS

Property ID	2CRVGJU
Property Type	House
House Size	166 m2
Land Area	620 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Pool Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels Water Tank

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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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