

Lot 51 - 22 Taurus Crescent, Modbury Heights

Why Wait When You Can Buy Brand New!!

- First Home Owners Grants, Downsizers and Investors may be eligible for relevant government incentives and grants. Please consult your broker/financial advisor for further information*

Welcome to not one, but two brand new 2026 built, high spec, move in ready homes in Modbury Heights. All the heavy lifting has been done for you with both homes designed with unique facades, colour schemes, textures and floorplans, so you can take your pick, put your furniture in and enjoy this easy living lifestyle right from day one.

Allotment 50

Our first home is built for the larger families in the marketplace. With four bedrooms, distinguished dining and living spaces as well as all the amenities you want in a modern home, this one has them all packed in to one. The floorplan has been constructed intelligently to encapsulate all the extras, while still maximising the usability and functionality for day to day living.

Features you will love:

- Four bedrooms, bedrooms two, three and four with built in robes
- Large master bedroom with walk in robe, ensuite with floor to

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 2

FOR SALE

Best Offers by 26th October (Unless sold prior)

VIEW

Sat 10th Oct @ 2:30PM - 3:00PM

AGENTS

Robert Bonelli
0497 808 908
robertb@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660



- ceiling tiles, floating vanity and illuminated mirror
- Central main bathroom with floor to ceiling tiles, corner bath
- Recessed door in the corridor, separating main living and bedroom areas
- Designated family and dining room spaces
- Kitchen with stone benchtops, upgraded gas cooktop and breakfast bar with pendant light fixture
- Butlers pantry for additional storage with double sink and dishwasher space
- Undercover tiled alfresco with outdoor kitchen facilities
- 355sqm (approx.) allotment with 12.15m (approx.) frontage
- Ducted reverse cycle air conditioning throughout with upgraded vents to main living areas
- High 2.7m ceilings spanning the homes
- Automatic panel lift double garage with internal access

Allotment 51

Our second home is packed with features you will enjoy right from day one. Upon entry you are greeted with a formal sitting room, making a nice space for guests or potential work from home. If you enjoy the open plan lifestyle, then this one is for you, with a large living and dining to the rear, opening up to your tiled alfresco for the warmer months coming up!

Features you will love:

- Three generous bedrooms, bedrooms two and three with built in robes
- Master with his and hers walk in wardrobe, ensuite with floor to ceiling tiles, electronic mirror and built in nooks
- Main bathroom central to bedrooms two and three with corner bath, floating vanity and floor to ceiling tiles
- Lounge/study room upon entrance to the home
- Large open plan living and dining room, opening up to the tiled alfresco
- Kitchen fitted with stone benchtops, breakfast bar, upgraded gas cooktop, and plenty of work space
- Butlers pantry with dual sink, additional work space, and dishwasher space
- Hallway nook for study or extra storage
- 333sqm (approx.) allotment with 10.68m (approx.) frontage
- Ducted reverse cycle air conditioning throughout with upgraded vents to main living areas
- High 2.7m ceilings spanning the homes
- Automatic panel lift double garage with internal access

The location has it all, with everything you need within arm's reach. Local shopping at Clovercrest Village or Para Vista Shopping centre, or go to all your larger retailers a few moments away at Westfield Tea Tree Plaza. Parks and playgrounds are right on your doorstep and public transport available on Kelly Road.

Schooling, well that is in abundance in every direction with a selection of public and private options available as well as zoning to The Heights High School as well!

Reach out to Robert Bonelli on 0497 808 908 today to register your interest, this one won't last long!

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

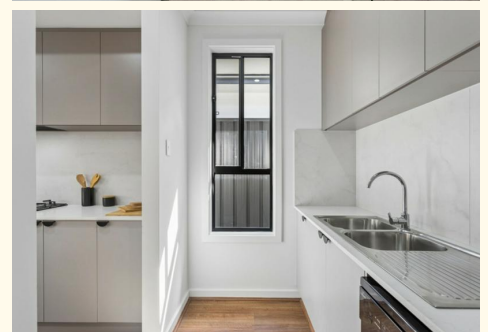
Property ID	2DWXGJU
Property Type	House
Land Area	333 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

Robert Bonelli 0497 808 908

Sales Specialist | robertb@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

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



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.



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