

Modbury Heights, 50 De Sassenay Crescent

The Smart Investment Or Ideal First Home!

Set in the ever-popular suburb of Modbury Heights, this home offers the perfect blend of comfort and convenience, with everything you need just moments away.

No matter your situation, this property is sure to tick all the right boxes. For savvy investors, it presents an excellent opportunity to strengthen your portfolio with a low-maintenance asset. Downsizers will appreciate the prime location and proximity to essential amenities, while first-home buyers can seize the chance to step into the property market!

Features you will love:

- * Two bedrooms, master with wall length built-in robe and ceiling fan
- * Central kitchen with ample bench space, storage and gas-cooktop
- * Spacious light filled living area



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.



For Sale
\$565,000

View
ljhooker.com.au/2BG9GJU

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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

- * Year-round comfort with wall mounted split system heating and cooling in living area
- * Gas-heater in living area
- * LED downlights installed throughout
- * Freshly painted interior
- * Solid brick construction
- * Bosch hot water temperature control installed
- * Decked outdoor entertainment area with pergola and enough lawn for the family pet!
- * Self-managed strata shared insurance only approx. \$206 per quarter
- * Zoned to the popular Heights School and within walking distance to local shops

Perfectly situated on De Sassenay Crescent, this home offers unbeatable convenience, with everything just a short walk away. Enjoy easy access to The Heights School, several parks and reserves, and local shopping, including Woolworths Modbury Heights. Plus, with major retailers and popular eateries at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, and the O-Bahn nearby, commuting to the Adelaide CBD is a breeze!

A home with so much on offer won't last 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

More About this Property

Property ID	2BG9GJU
Property Type	Unit
House Size	76 m2
Including	Air Conditioning Deck Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

Ryan Graham 0400 912 287

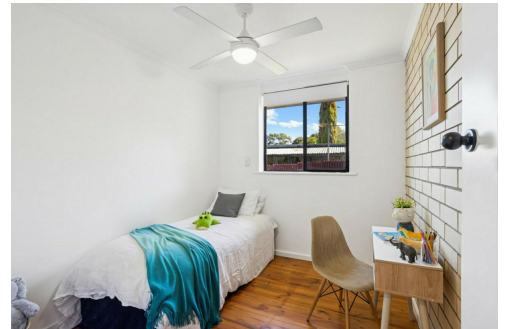
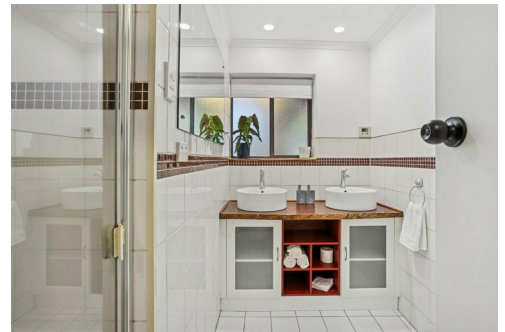
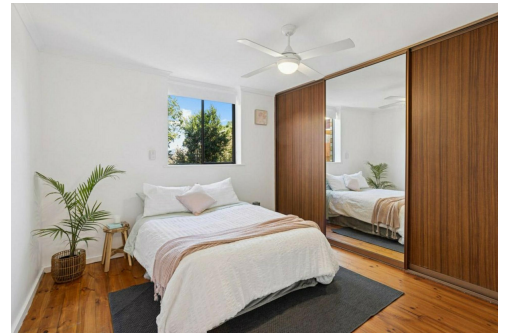
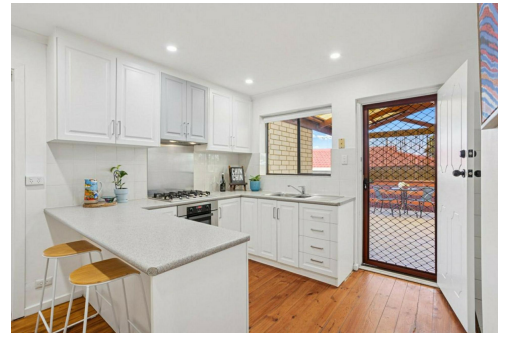
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SITE PLAN
(NOT TO SCALE)

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