

Modbury Heights, 2/25 Cobby Drive

Charming and Ready For You!



OPEN INSPECTION CANCELED

On offer is a unique opportunity to secure this charming home in the heart of Modbury Heights!

Constructed in 1992 and with a large internal and external footprint, this is an extraordinary opportunity for those looking to enter the property market. With a flat allotment and proximity to all amenities, it is also ideally suited to those looking to retain independence and downsize into a low-maintenance and manageable property. For the savvy investors amongst us, with strong rental yields, this could be the perfect addition to bolster your investment portfolio!

Features to love:

- * Three bedrooms, master featuring walk-in robe, ensuite and ceiling fan
- * Bedrooms two and three with built-in robes



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
\$625,000 - \$675,000

View
ljhooker.com.au/2B34GJU

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

- * Flexible floorplan with multiple living areas
- * Ducted evaporative cooling throughout the home
- * Solar system installed approx. 6 Panels
- * Split system heating and cooling in the dining area
- * Gas wall heater in the family/meals area
- * Additional hallway storage
- * Alarm system installed for peace of mind living
- * Automatic roller shutters fitted throughout the home
- * Large kitchen with sufficient storage and bench space, gas cooktop and large fridge cavity
- * Ample off-street parking with a single garage with an automatic roller door
- * Generous outdoor entertainment area the perfect spot to host the family BBQ or to take in the afternoon sun with sufficient lawn!
- * Large detached shed with power
- * Advantageously zoned to the popular Heights School
- * Self-managed low-cost Strata

Situated perfectly on Cobby Drive, no matter what your situation is this is a location and a home you will love calling your own.

Within walking distance to popular local schools and shopping, add to the mix your proximity to all the major retailers and popular eateries at Westfield Tea Tree Plaza, the Modbury Hospital, Civic Park and the O-Bahn, allowing an easy commute into the Adelaide CBD!

This one won't last. Make sure you don't miss your opportunity to secure this home!

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	2B34GJU
Property Type	Unit
House Size	139 m ²
Including	Air Conditioning Ducted Cooling Evaporative Cooling Outdoor Entertaining Secure Parking Fully Fenced Remote Garage Solar Panels

Ryan Graham 0400 912 287

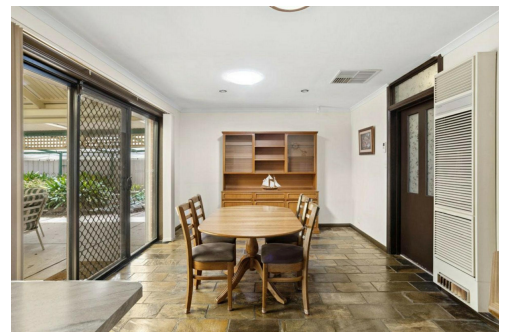
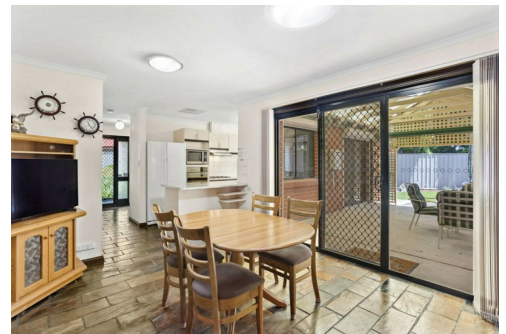
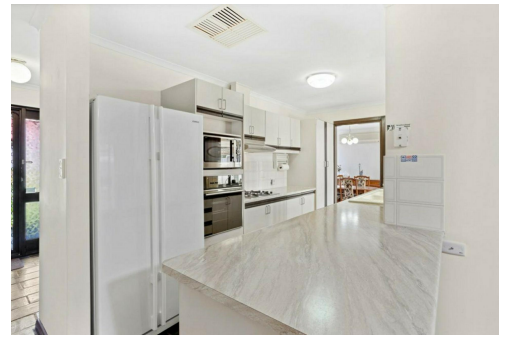
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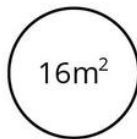
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TOTAL



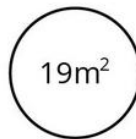
Living



Shed/
Store



Verandah



Pergola



Garage

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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