

## Modbury North, 137 Kelly Road

Make It Your Own!

Auction: Onsite, Saturday the 22nd of February at 12:00pm

Originally constructed in 1973, this home is ready for its next owner to bring their ideas to life. Set on a generous allotment of approximately 660sqm, it boasts a flexible floor plan - perfect for adding your own touches and colour schemes to make it truly your own. For astute investors, the property offers excellent redevelopment potential (subject to normal planning consents) with a street frontage of approximately 18.2 metres and an easement and encumbrance-free allotment.

Located in the ever-popular suburb of Modbury North and zoned advantageously to the sought-after Heights School, this is a location where everything you need is at your fingertips!

Features you'll love:



**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**  
\$635,000

**View**  
[ljhooker.com.au/2BAQGJU](http://ljhooker.com.au/2BAQGJU)

**Contact**  
**Ryan Graham**  
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[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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

- \* Three bedrooms, with built-in robes in bedrooms one and three
- \* Ceiling fans in bedrooms one and three, as well as the dining area
- \* Split-system heating and cooling in the main living area
- \* Central kitchen with gas cooktop and breakfast bar
- \* Ample off-street parking with a double carport and large driveway
- \* Easement- and encumbrance-free allotment with a generous frontage of approximately 18.2 metres
- \* Zoned to the popular Heights School

Situated in a location you'll simply love calling home, this property is within close proximity to major retailers and popular eateries at Westfield Tea Tree Plaza. Enjoy easy access to numerous parks and reserves, including Civic Park, as well as the Modbury Hospital, the O-Bahn, Anstey Hill Recreation Park and various sporting clubs. With North East Road just moments away, commuting to the Adelaide CBD is a breeze!

Don't miss this incredible opportunity - 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.

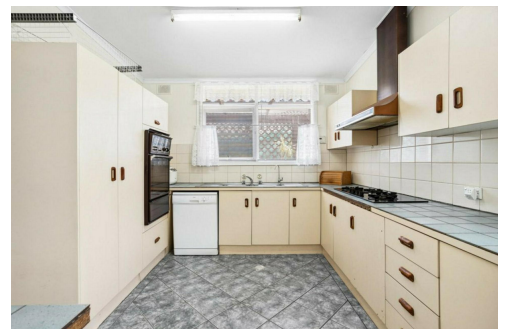
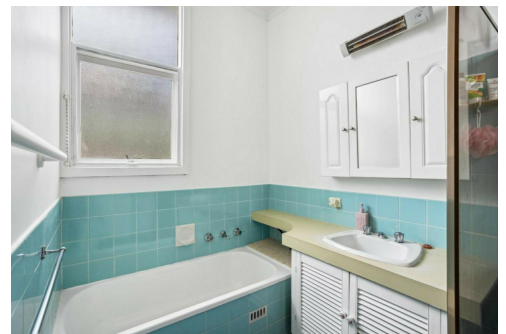
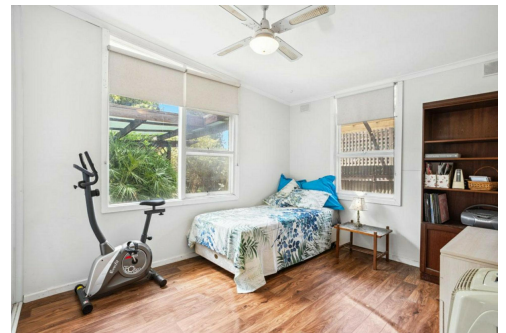
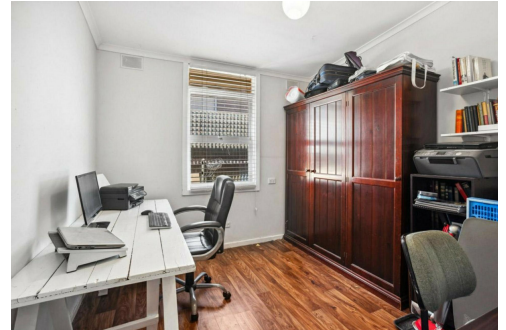
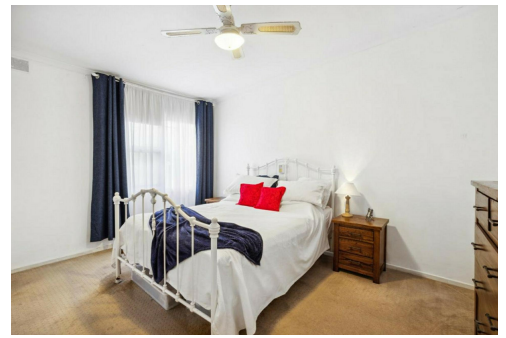
RLA 208516

## More About this Property

<b>Property ID</b>	2BAQGJU
<b>Property Type</b>	House
<b>House Size</b>	143 m2
<b>Land Area</b>	660 m2

**Ryan Graham 0400 912 287**  
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**KELLY ROAD**

**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.

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