

## Modbury North, 14 Jaycee Street

BEST OFFER BY MONDAY THE 8TH OF JULY 2024

\*\* Open for inspection Sunday June 30th between 3:00-3:30pm \*\*

The Ultimate Family Entertainer!

This solid brick 'architecturally designed' 6 bedroom home offers an abundance of living indoors that flows seamlessly outside to an entertainers dream backyard featuring large inground swimming pool and undercover pergola perfect for family gatherings and celebrations. Offering multiple bedrooms, loads of off street parking, and spectacular views of the Adelaide Hills from the balcony, you'll love calling this beautiful residence home!

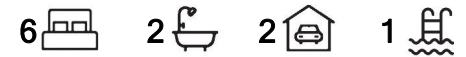
Features include:

\* 6 Bedrooms, master bedroom with ensuite bathroom and walk-in robe, bedroom 2,3 and 4 all with built-in robes

\* Large entrance to the home with access to central sunken lounge entertaining with



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**For Sale**  
Best Offer By 8/7/24

**View**  
[ljhooker.com.au/2AAGGJU](https://ljhooker.com.au/2AAGGJU)

**Contact**  
**Craig Ricciuto**  
0417 806 329  
[craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

**Shaun Roberts**  
0435 367 534  
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**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

combustion fire place heater

- \* Meals area overlooking pool and rear yard
- \* Kitchen with corner pantry, gas cooktop, oven, dishwasher and ample bench space
- \* Spacious family room with balcony access to take in views overlooking the Adelaide Hills
- \* Study / Home office upstairs ideal for those who work from home or for children to complete homework
- \* 2.95m ceilings throughout
- \* Ducted reverse cycle heating and cooling
- \* Under floor heating through tiled upper area of the home
- \* Main bathroom with spa bath, featuring floor to ceiling tiles
- \* 10kw solar panel system saving you \$\$ on your electricity bills
- \* Solar heated swimming pool with water feature
- \* Pitch roof pergola entertaining area perfect for the family BBQ over summer
- \* Double auto garage with laminate timber flooring
- \* Bedroom 5 downstairs and 6th bedroom or store room ideal for large families
- \* Large flat driveway offers ample space for storing a caravan or boat, work vehicles or other families vehicles off street

Just 5 minutes away by car to the Heights School and Modbury Interchange, Tea Tree Plaza Shopping Centre and Civic Park, this is a wonderful location to live and raise a family.

Enquire today to avoid disappointment.

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	2AAGGJU
Property Type	House
House Size	295 m <sup>2</sup>
Land Area	629 m <sup>2</sup>
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Pool Spa Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

### Craig Ricciuto 0417 806 329

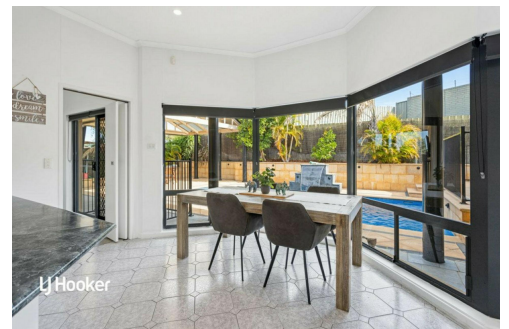
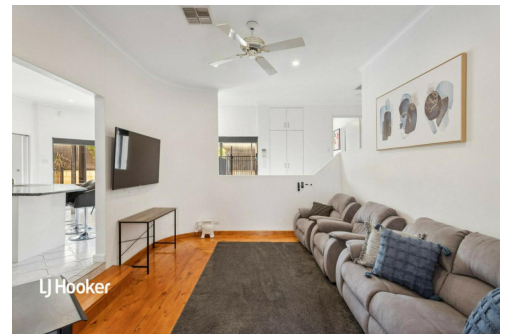
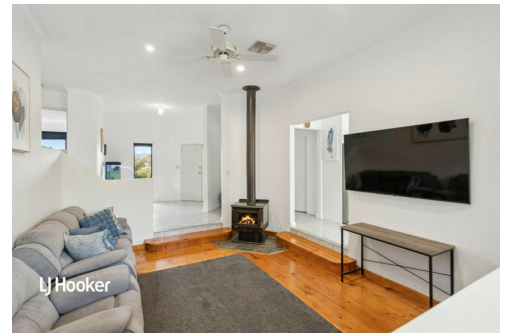
Managing Partner | Sales Specialist | [craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

### Shaun Roberts 0435 367 534

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

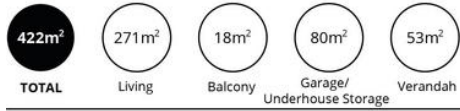
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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