







154 Kelly Road, Modbury North

Space, Parking & Potential - It's All Here!

Welcome to 154 Kelly Road, Modbury North. Built in 1973 and set on a generous allotment of approximately 690 sqm, boasting a street frontage of approx. 18.28metres this is an exciting opportunity for those seeking a home with plenty of space, ample off-street parking and a large workshop/garage.

Boasting a user-friendly floorplan with plenty of potential to make it your own, this home is sure to impress!

Features include:

- Three bedrooms all with ceiling fans
- Built-in robes in all bedrooms
- Solid brick construction
- Ducted heating and evaporative cooling for year-round comfort
- Sufficient storage throughout including linen press
- Central kitchen and dining area with ample bench space and storage
- Hot water temperature control installed
- Alarm system installed for peace of mind living
- Outdoor entertainment area with large undercover deck area the perfect place to host the family BBQ

3 1 4

FOR SALE
$789,000 - $839,000

VIEW
Sat 21st Nov @ 1:00PM - 1:30PM

AGENTS

Ryan Graham
0400 912 287
ryang@ljhsales.com.au

Jye Hodges
0448 880 861
jyeh@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- Serene outlook to established gardens
- Ample secure off-street parking with undercover carport and drive through access to workshop/garage ability to park up to 4 cars in garage and 3 on carport
- Decision Notification Form for detached "granny flat" and dwelling extension available for viewing upon request, future works (STPC).

This isn't just a home, but a location you'll cherish as your own.

Within easy reach of local shopping at Clovercrest Village (approx. 2km) and Para Vista Shopping Centre (approx. 2km), along with popular cafés and eateries including Haz Beanz Café (approx. 2km) and One Sneaky Cheetah Pizza (approx. 2km).

Add to the mix your proximity to major retailers, restaurants and entertainment options at Westfield Tea Tree Plaza (approx. 5.5km), Civic Park (approx. 5.5km) and Modbury Hospital (approx. 5.5km), along with popular schooling options including Surrey Downs Primary School (approx. 1.5km) and The Heights School (approx. 3.5km).

With plenty of public transport options nearby, including the O-Bahn Interchange (approx. 5.5km), commuting to the Adelaide CBD (approx. 21km) is a breeze!

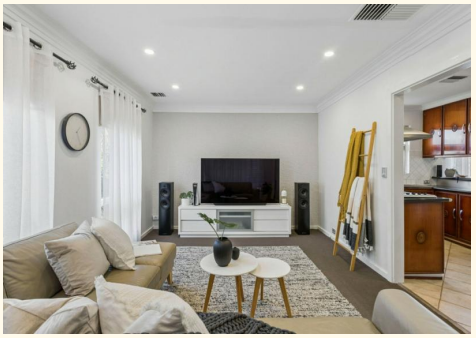
This one won't last, register your interest with Ryan Graham 0400 912 287.

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

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MORE DETAILS

Property ID	2DX7GJU
Property Type	House
House Size	110 m2
Land Area	690 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels











Ryan Graham 0400 912 287
Sales Specialist | ryang@ljhsales.com.au
Jye Hodges 0448 880 861
Sales Associate to Ryan Graham | jyeh@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

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293m²	98m²	61m²	100m²	19m²	15m²
TOTAL	Living	Verandah/ Deck	Garage	Carport	Store/ Pergola

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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