



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, 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
- Serene outlook to established gardens

3 1 4

FOR SALE

\$825,000 - \$875,000

VIEW

Thu 8th Oct @ 6:15PM - 6:45PM

AGENTS

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

Jye Hodges
0448 880 861
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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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.



- 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.

Everything you need is within easy reach, with public transport on your doorstep and convenient access to the O-Bahn, making the commute to the Adelaide CBD a breeze. You'll also enjoy easy access to both public and private schools, local shopping at Clovercrest Village, as well as the major retailers, dining and entertainment options at the nearby Westfield Tea Tree Plaza.

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

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

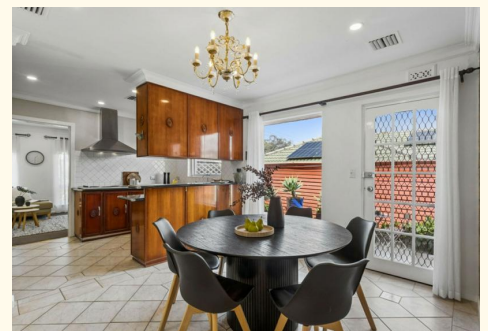
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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