



Modbury North, 160 Kelly Road

So Much to Love!

Originally constructed in 2017 by Hickinbotham Homes, this home sits on a generous Torrens titled allotment of approximately 630sqm with no registered easements or encumbrances.

The design of this home has been well thought out and executed with precision, leaving the lucky purchaser with a large and flexible floor plan and a genuine move-in ready opportunity.

Features you'll love:

- * Three generous bedrooms all with ceiling fans
- * Master bedroom with large walk-in robe and ensuite
- * Bedrooms two and three with built-in robes
- * Flexible floor plan with additional study or 5th bedroom/nurse
- * 4th bedroom or home theatre living area



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
\$949,000 - \$1,039,000

View
By Appointment

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

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

- * Automatic roller shutters fitted to several windows throughout the home
- * LED downlights installed throughout the home
- * Ducted reverse cycle heating and cooling for year-round comfort
- * Easy care low maintenance tiles throughout the home
- * Centralized kitchen with gas-cooktop, breakfast bar, large fridge cavity and large walk-in pantry with ample storage
- * Sufficient storage throughout the home including additional hallway linen press
- * Solar system with battery installed
- * Expansive outdoor entertainment area with polished concrete, outdoor kitchen with BBQ sufficient bench space and fridge, two ceiling fans with café blinds and barn door creating the ability to year-round entertainment and an additional outdoor living area!
- * Off-street parking with large double garage with automatic roller door and additional secure parking behind gate large enough for the caravan or boat!

Situated in this popular location, this home is a short distance from local shops at Clovercrest Village, as well as the major retailers and popular restaurants at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, and the O-Bahn, offering an easy commute into the Adelaide CBD.

No matter your situation, this home is sure to tick all the right boxes!

With so much to offer, this one won't last long, so clear your calendar and stop the search. This is the one you've been waiting for! Contact 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 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 About this Property

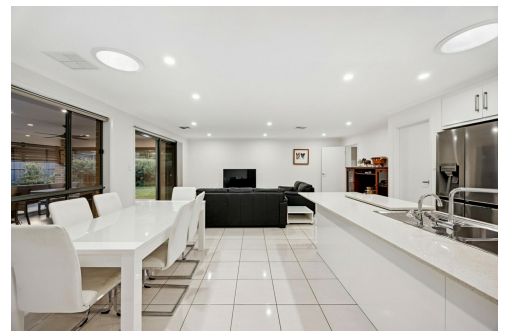
Property ID	2BZQGJU
Property Type	House
House Size	207 m2
Land Area	630 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.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.

Produced by **The Fotobase Group**



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