

## Modbury North, 27 Michael Avenue

Family Four Bedroom Home with detached Rumpus Room!



**For Sale**  
\$695,000 - \$745,000

**View**  
[ljhooker.com.au/2B3MGJU](http://ljhooker.com.au/2B3MGJU)

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With four generous bedrooms, a multi-purpose games room and a separate tradie-friendly garage, this property is a standout choice for families, first home buyers or investors seeking a home that caters to your every need.

### Key Features:

- \* Four well-proportioned bedrooms, three with built-in wardrobes
- \* Generous living space, perfect for family gatherings.
- \* Functional kitchen featuring an island bench, ample cupboard space.
- \* Outdoor entertaining with veranda overlooking the backyard, ideal for hosting friends and family.
- \* Separate games/rumpus room for extra versatility.
- \* Side access and roller door carport leading to a garage/workshop.
- \* Rear lawned area suitable for kids and pets



**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.

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(08) 8289 6660**

- \* Dual driveway offering plenty of off-street parking
- \* Set on a versatile 589sqm (approx.) block with endless potential.

Located in a popular neighbourhood of Modbury North, this well-loved home offers easy access to schools, local shops and transport, ensuring a short commute to Adelaide's CBD. Whether you're starting out, growing your family or expanding your investment portfolio, this property is packed with possibilities.

Don't miss out!

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.

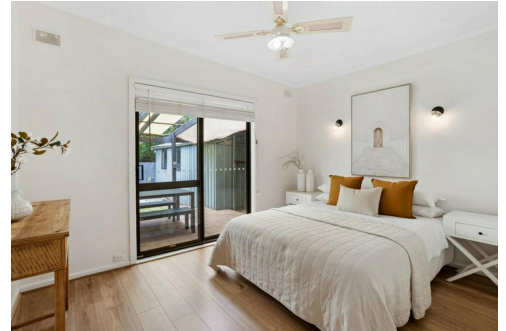
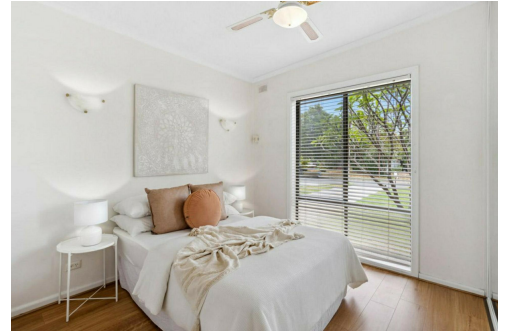
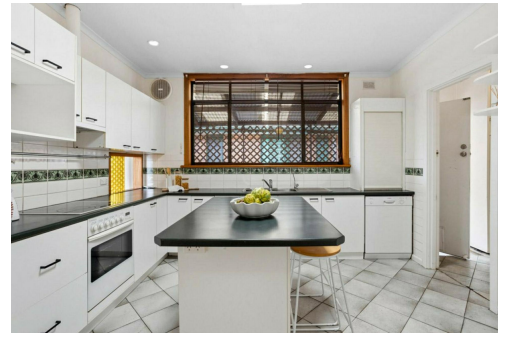
RLA 208516

## More About this Property

<b>Property ID</b>	2B3MGJU
<b>Property Type</b>	House
<b>House Size</b>	122 m2
<b>Land Area</b>	590 m2
<b>Including</b>	Air Conditioning Ducted Cooling Evaporative Cooling Fully Fenced

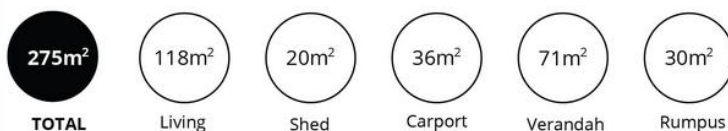
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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