



31 Von Braun Crescent, Modbury North

## Invest, Renovate or Develop

Auction Location: 31 Von Braun Crescent, Modbury North SA 5092

Welcome to 31 Von Braun Avenue Modbury North!

Offering you a rare 890m<sup>2</sup> allotment with a 19.5m frontage (Approx). The current home consists of a three bedrooms, 2 living areas, enclosed verandah, undercover entertaining area, large rear lawn and gardens. Perfect for the developer subject to the necessary council consent (STCC)

Features include

- Three spacious bedrooms
- Built-in robes in bedrooms 2 and 3
- Separate lounge and dining areas
- Kitchen with ample cupboard and storage space
- Centrally located main bathroom
- Large, light-filled family room
- Enclosed verandah, ideal for year-round use
- Generously sized backyard perfect for children, pets or entertaining

Perfectly positioned in the heart of Modbury North and ready for a family to move straight in and enjoy or for the savvy investor looking to redevelop. (STCC)

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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### FOR SALE

Auction - Friday, September 26th at 10:30am

### AGENTS

Craig Ricciuto  
0417 806 329  
craigr@ljhsales.com.au

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

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

LJ Hooker

Auction on-site on Friday the 26th of September at 10:30am

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	2CA6GJU
Property Type	House
House Size	117 m2
Land Area	890 m2

### **Craig Ricciuto 0417 806 329**

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

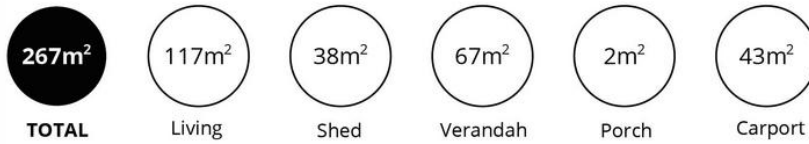
### **Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

### **LJ Hooker Property Specialists (08) 8289 6660**

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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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