







4 Karma Close, Modbury North

Room For the Entire Family to Live and Grow!

Auction Location: 4 Karma Close, Modbury North SA 5092

Welcome to 4 Karma Close, originally constructed in 1977 and having had tasteful updates completed throughout, this spacious family home offers even the largest of families plenty of room to live, grow and enjoy together.

Flowing effortlessly over two levels and boasting multiple generous living areas and two master bedrooms, this home offers a flexible floor plan with plenty of space for the whole family.

Perfectly positioned at the end of a quiet cul-de-sac in a family friendly location, where everything you could ever need is only moments away.

This is more than just a home, it's a home and a location you'll love calling your own, with nothing left to do but move in and start enjoying everything on offer!

Features you will love:
- Five spacious bedrooms

5 3 3

AUCTION
Sat 12th Dec @ 2:30PM

VIEW
Sat 28th Nov @ 12:30PM - 1:00PM

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

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.

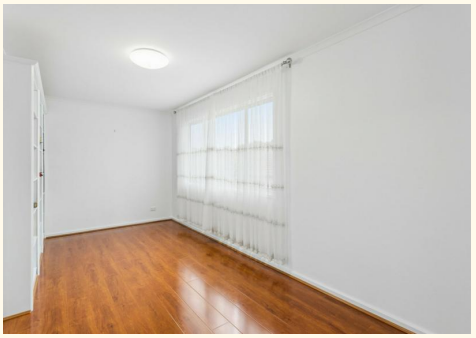
LJ Hooker

- Two master bedrooms bedroom 1 on lower level with ensuite & bedroom 4 on second level with ensuite
- Solid brick construction
- Year-round comfort with ducted reverse cycle heating and cooling on the lower level
- Split system heating/cooling on the second level
- Flexible floor plan with multiple living areas
- Large balcony on second level overlooking Adelaide foothills
- Central kitchen updated featuring subway tile splashback, gas-cooktop, electric oven, dishwasher and sufficient bench space and storage
- Ample off-street parking with large driveway, single carport with automatic roller door and detached workshop/garage
- Undercover outdoor entertainment with deck area overlooking expansive lawn area and private garden, the ideal spot for the family BBQ! With enough land area to add a family pool (STPC)
- Zoned advantageously to the Heights School!











Nestled in a premier pocket of Modbury North, you'll find yourself within easy reach of popular eateries, entertainment and major retailers at Westfield Tea Tree Plaza (approx. 1.8km). Enjoy the convenience of nearby reserves, including Civic Park (approx. 1.8km), along with the picturesque walking trails of Drumminor Reserve and Kingfisher Reserve on your doorstep.

Ideally located close to a range of local sporting clubs and both public and private schooling options, including being zoned to the highly sought after Heights School (approx. 2km).
Commuting to the Adelaide CBD (approx. 17km) is made easy with multiple public transport options, including the nearby O-Bahn Interchange (approx. 1.8km).

A home with so much to offer simply won't last. Register your interest with 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

MORE DETAILS

Property ID	2E8PGJU
Property Type	House
House Size	243 m2
Land Area	820 m2

Ryan Graham 0400 912 287
Sales Specialist | ryang@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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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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