







42 Oratanga Road, Modbury North

Inspection by appointment!

Look no further, this is it!

Situated on an elevated corner allotment of approximately 570 square meters of land, there is so much to love about this gorgeous 1970's, three bedroom home with sunken lounge featuring high ceilings with exposed timber beams, along with updated kitchen and bathroom. There's ample space to explore and entertain in both front and rear gardens.

Whether you're starting out or looking to move your family into a location that offers remarkable access to surrounding amenities, all you require is mere moments from the front door!

Features Include:

- 570sqm (approx.) Corner allotment
- Three bedrooms, bedrooms 1 and 2 with built in wardrobes
- Bedroom 1 with ceiling fan
- Split level sunken lounge with exposed beams, gas wall heater, pendant light and large glass windows
- Kitchen with electric cooktop, oven, dishwasher, and cupboard pantry
- Ducted evaporative cooling
- 5.5kW Solar panels to save on electricity bills

3 1 1

FOR SALE
$749,000 - $799,000

VIEW
Sun 22nd Nov @ 12:10PM - 12:40PM

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Outdoor entertaining with two sheds and lawn, space perfect for children and pets
- Paved outdoor entertaining with built in BBQ
- Decked retreat perfect for winding down during spring
- Single carport with gate
- Updated bathroom with floor to ceiling tiles, and bathtub
- Laundry with access to carport
- Built in 1976

Enjoy the convenience of having Oratanga Reserve just moments from your doorstep, perfect for walking, playing with the kids or getting outdoors. Tea Tree Plaza is also only minutes away, putting shopping, dining, entertainment and everyday essentials within easy reach, while nearby schools (including The Heights School), public transport, Modbury O'Bahn and major road links make getting around simple.

Enquire 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	2DWZGJU
Property Type	House
House Size	92 m2
Land Area	570 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Secure Parking Fully Fenced Solar Panels

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181m²	89m²	11m²	32m²	7m²	42m²
TOTAL	Living	Shed	Carport	Porch	Verandah

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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