



46 Solandra Crescent, Modbury North

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Updated Family Living with Rumpus & Future Potential - Steps from Tea Tree Plaza

Positioned in one of the north-east's most in-demand family pockets, this beautifully updated residence at 46 Solandra Crescent delivers space, flexibility and exciting future scope - all just moments from Westfield Tea Tree Plaza.

Whether you're upsizing, investing, or planning ahead, this is a home that adapts to every stage of life.

From the moment you arrive, the home's refreshed facade sets the tone for what's inside - modern updates blended seamlessly with warm family charm. Step through the door and you're welcomed by light-filled interiors, neutral tones and a versatile floorplan designed for effortless everyday living.

At the heart of the home, the updated kitchen overlooks the main living and dining zones - creating a natural hub for connection and entertaining. Generous bench space, quality appliances and ample storage ensure practicality meets style.

FOR SALE
Contact Agent

AGENTS

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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

Families will appreciate the multiple living areas, including a spacious rumpus room - perfect as a second lounge, teenagers' retreat, games room or even a home theatre. It's the flexibility today's buyers demand.

Comfortable bedrooms are well positioned for privacy, serviced by a neatly updated bathroom, while heating and cooling ensure year-round comfort.

Step outside and you'll find a generous allotment offering room for kids and pets to play - with outstanding future potential. Explore the option to extend, enhance further, or consider redevelopment (STPC) to truly capitalise on this thriving location.

Location is the key. Moments to Tea Tree Plaza shopping and dining, the O-Bahn for an easy CBD commute, quality local schools, parks and reserves - and all within the vibrant community of Modbury North.

Opportunities combining updated family comfort, a valuable rumpus addition, and genuine development upside are increasingly rare.

Move straight in, enjoy the space, and secure your future in a high-growth north-east corridor.

Key Features

- Spacious and light filled living and dining area
- Central kitchen boasting quality appliances and an abundance of storage
- Second lounge or formal dining room
- Two of the three bedrooms feature built-in wardrobes, master includes a ceiling fan
- Central bathroom includes a separate WC
- Generous laundry with space for future storage to be added
- Undercover entertaining area with dual access points from the home
- Rumpus room offering additional living spaces, home office or teenagers retreat
- Tidy lawn area, garden beds and a shed for storage
- Gated undercover carport and driveway parking
- Evaporative AC and roller shutters for year round comfort

Specifications

Title: Torrens Title

Year built: c1978

Land size: 610sqm (approx)

Council: Tea Tree Gully

Council rates: \$1,962.55pa (approx)

ESL: \$145.70pa (approx)

SA Water & Sewer supply: \$187.03pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable.

However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

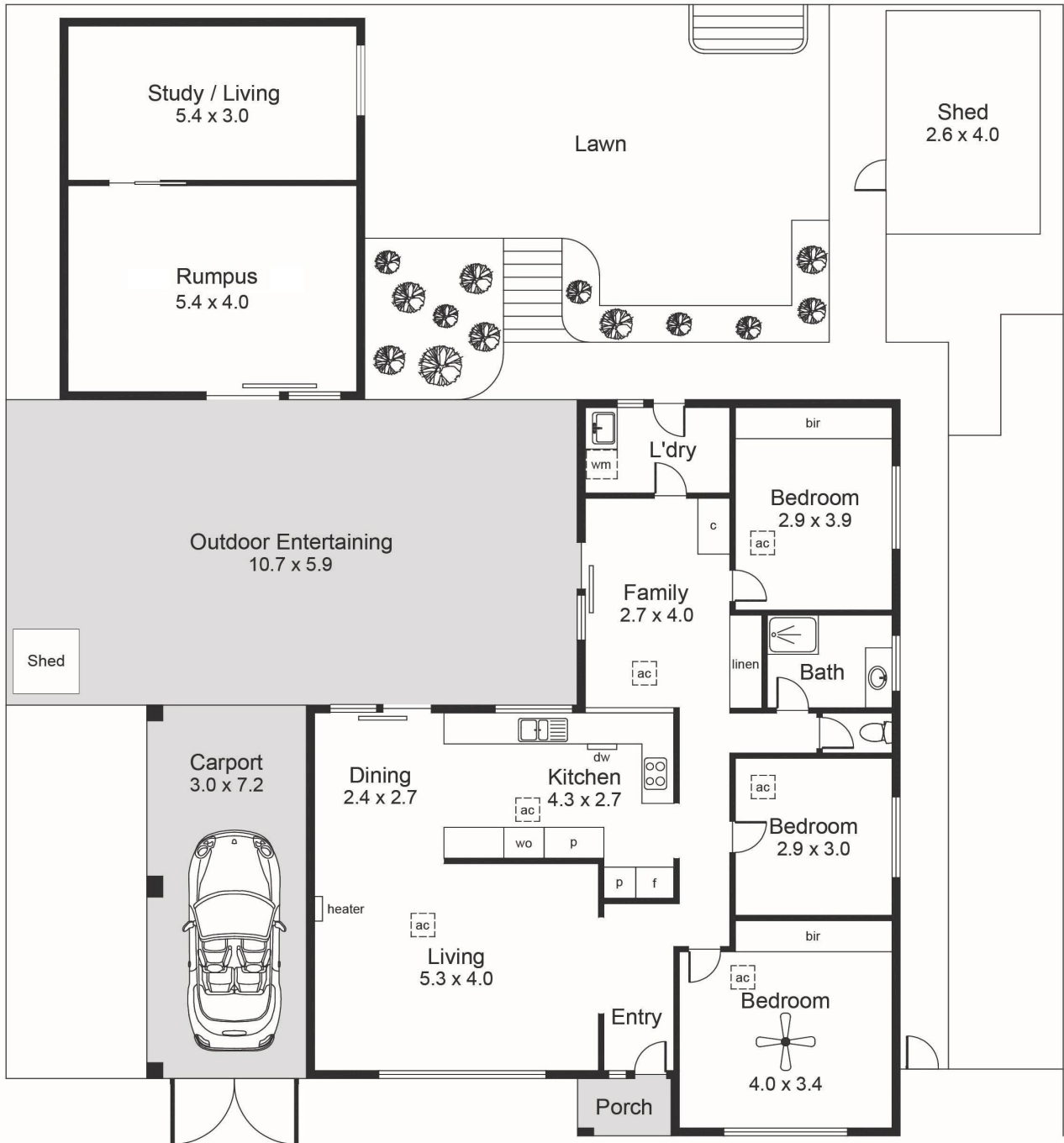
MORE DETAILS

Property ID Y92HDM
Property Type House
Land Area 610 m2
Including Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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Area (Estimate only)	
Living	118.0 m ²
Outdoor Entertaining	63.1 m ²
Studio / Rumpus	38.2 m ²
Carport	21.6 m ²
Shed	10.4 m ²
Porch	1.9 m ²
Total	253.2 m²



For illustrative purposes only.
All measurements are approximate

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