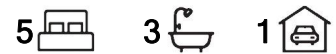


Modbury North, 5 Limosa Court

Make It Your Own!



Built in 1975 and ready for its next owner with all their ideas, this home is situated on a generous allotment of approximately 680 SQM, with no registered easements or encumbrances. Boasting a flexible floor plan, it presents an ideal opportunity for those with the vision and skills to make it your own!

Features you'll love:

- *Zoned for the popular Heights School and Redwood Park Primary
- *Clear title no registered easements or encumbrances
- *Multiple bedrooms, with built-in robes in bedroom 1
- *Flexible floor plan
- *Ceiling fan in the main living room
- *An abundant of natural light with large windows throughout
- *Centrally located kitchen with ample bench space, including a breakfast bar
- *Large enclosed entertainment area with an additional outdoor laundry/toilet



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.

For Sale

CONTACT AGENT

View

ljhooker.com.au/2AG8GJU

Contact

Ryan Graham

0400 912 287

ryang@ljhsales.com.au

Robert Bonelli

0497 808 908

robertb@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

*Additional security with automatic window shutters installed on the front windows

*Solar panels installed

*Off-street parking with a double carport and single garage

Put in the work and reap the rewards!

Situated in a highly desirable part of Modbury North, on the high side of Limosa Court, you'll enjoy weekends with family at nearby reserves and parks or explore all the offerings of Westfield Tea Tree Plaza.

Modbury Hospital, the O-Bahn, Civic Park, Anstey Hill Recreation Park, local sporting clubs, and several public and private schools are also just a short distance away.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2AG8GJU
Property Type	House
House Size	141 m ²
Land Area	680 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

Ryan Graham 0400 912 287

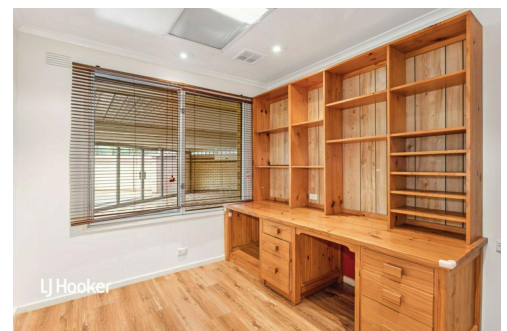
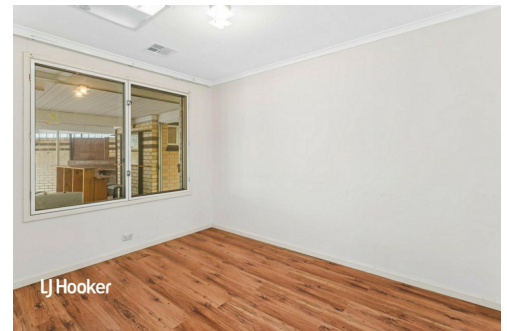
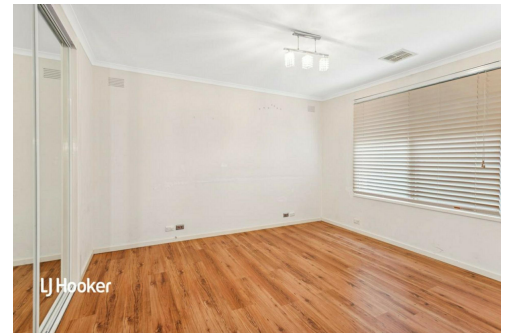
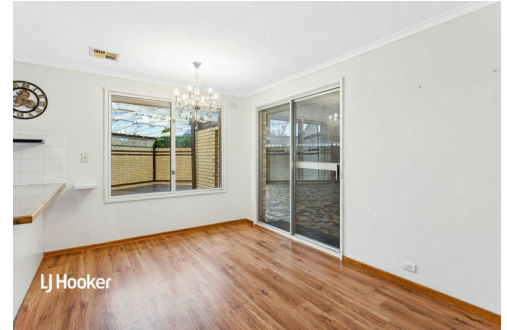
Sales Specialist | ryang@ljhsales.com.au

Robert Bonelli 0497 808 908

Sales Specialist | robertb@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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.

**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**



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.

Produced by The Fotobase Group