



53 Chapel Road, Modbury North

3 1 1

## The Perfect Project Has Come Your Way!

Auction Location: 53 Chapel Road, Modbury North SA 5092

Suitable for investors wanting either a fantastic subdivision opportunity (STCC) or a fixer upper that will serve as a future proof investment. Not to mention the exceptional location in a highly sought after suburb.

Features include:

- Prime 670sqm approx Torrens Titled allotment free of registered easements.
- 18.4m approx frontage and 36.2m approx depth ideal proportions for development (STCC)
- Three bedrooms all with ceiling fans
- Hardwood flooring throughout
- Double length carport that leads into separate garage making ample off street parking

Located in a high-demand area with excellent growth prospects, and close to public and private schooling options, public transport, and offering easy access into the Adelaide CBD, the reasons why this property is in an ideal location are endless.

Whether you're seeking a renovation project, a development site, or

### AUCTION

Sat 23rd May @ 10:00AM

### VIEW

Sat 2nd May @ 12:15PM - 12:45PM

### AGENTS

Ashley Palazzo  
0414 347 884  
ashleyp@ljhsales.com.au

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.



a generous block to build your dream home this is an opportunity packed with potential in a location that truly delivers.

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	2DAQGJU
Property Type	House
House Size	110 m2
Land Area	670 m2
Including	Air Conditioning

### Ashley Palazzo 0414 347 884

Sales Specialist | ashleyp@ljhsales.com.au

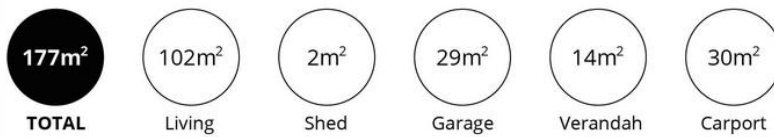
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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