

## Modbury North, 56 Chapel Road

Prime Location, Perfect Opportunity!

This home is ready for its next owner to bring their ideas to life. Set on a manageable allotment of approximately 580sqm, it boasts a flexible floor plan, offering the perfect opportunity to add your own personal touches and colour schemes to truly make it your own.

Located in the highly sought-after suburb of Modbury North, this home enjoys a central location where everything you need is right at your fingertips.

Features you'll love:

- \* Three bedrooms, all with built-in robes
- \* Ceiling fans in the bedrooms and kitchen/dining area
- \* Ducted evaporative cooling - ideal for the warmer months
- \* Flexible floor plan with multiple living areas
- \* Central kitchen with ample storage and an electric cooktop



**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**  
\$695,000 - \$749,000

**View**  
[ljhooker.com.au/2BGKGJU](http://ljhooker.com.au/2BGKGJU)

**Contact**  
**Craig Ricciuto**  
0417 806 329  
[craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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**(08) 8289 6660**

- \* Outdoor entertainment area with plenty of lawn space for the family pet
- \* In-ground swimming pool with solar heating
- \* Ample off-street parking, including a double carport and additional workshop/garage
- \* Currently tenanted on a fixed-term lease until 23rd November 2025 at \$570 per week

Spend your weekends making memories at one of the many nearby reserves and parks, or take advantage of everything Westfield Tea Tree Plaza has to offer. You'll also be within easy reach of Modbury Hospital, the O-Bahn, Civic Park, Anstey Hill Recreation Park, local sporting clubs, and a selection of public and private schools.

Don't miss out, Register your interest!

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.

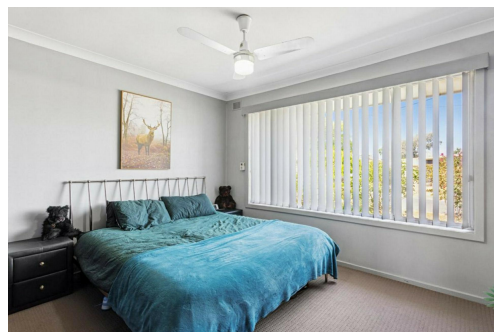
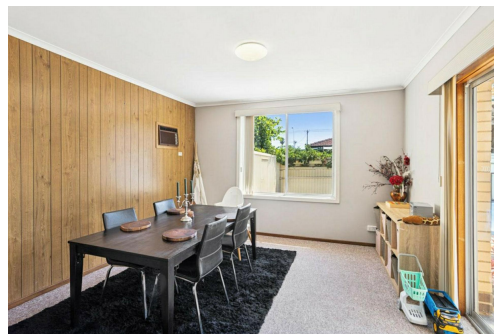
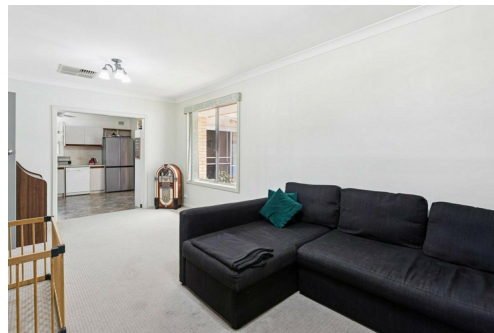
RLA 208516

## More About this Property

Property ID	2BGKGJU
Property Type	House
House Size	127 m2
Land Area	580 m2

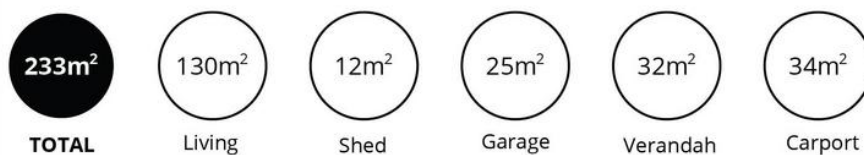
**Craig Ricciuto 0417 806 329**  
Managing Partner | Sales Specialist | [craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)  
**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

**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](mailto:greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto: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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