







566 Montague Road, Modbury North

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Calling All Investors!!

Under vendors instructions onsite inspections strictly by appointment only.

Perfectly positioned in the heart of the Modbury precinct and set on approximately 710sqm, this property presents an exciting prospect for investors, developers and those looking to unlock the possibilities of this well-located site.

Zoned Housing Diversity Neighbourhood (HDN) within the City of Tea Tree Gully, the property provides scope for future redevelopment, always subject to the necessary planning consents.

Features include:
- Housing Diversity Neighbourhood (HDN) zoning
- Generous allotment of approximately 710sqm
- Three-bedroom dwelling currently occupying the land
- Within walking distance of Westfield Tea Tree Plaza
- Excellent access to public transport, including the O-Bahn

For those with an eye for future possibilities, this property provides the chance to bring your plans to life in one of Modbury's most convenient locations (STPC).
Enjoy outstanding access to Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and a range of public transport options, with the

FOR SALE
CONTACT AGENT

VIEW
By Appointment

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

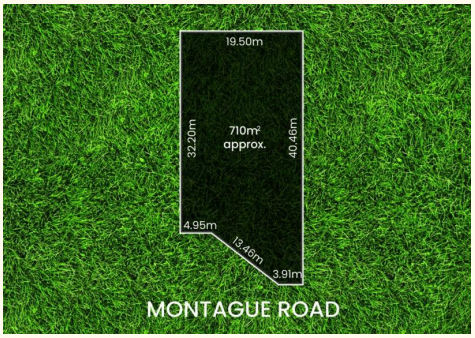
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Interested parties must rely solely on their own enquiries.

LJ Hooker

O-Bahn providing an easy commute to the Adelaide CBD.

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 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	2E00GJU
Property Type	House
House Size	99 m2
Land Area	710 m2

Ryan Graham 0400 912 287
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