



6 Dipali Court, Modbury North




Lovingly Maintained Family Home in Peaceful Cul-de-Sac

Tucked away in a peaceful and private cul-de-sac in the highly sought-after suburb of Modbury North, this much-loved family home offers comfort, space and outstanding potential on approximately 670sqm (approx.) of easement-free land.

Lovingly maintained and proudly occupied by its current owners for the past 38 years, this beautifully cared-for residence presents an exceptional opportunity for first home buyers, growing families or savvy investors seeking a quality property in a quiet, family-friendly location.

Step inside to discover a warm and welcoming home featuring three well-sized bedrooms, two separate living areas and a stylishly updated contemporary kitchen complete with quality stainless steel appliances, stone benchtops and an abundance of storage space - perfectly designed for everyday living and entertaining alike.

Outside, the expansive backyard provides a wonderful lifestyle setting with beautifully maintained gardens, plenty of room for children and pets to enjoy, and a huge shed/workshop ideal for tradies, hobbyists, or additional storage. Multiple vehicles can be securely parked

3  1  3 

FOR SALE
\$850,000 - \$900,000

VIEW
Sat 30th May @ 10:00AM - 10:30AM

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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

undercover, while additional space at the front of the property easily accommodates a caravan, boat, trailer, or extra off-street parking.

Offering privacy, practicality, and timeless appeal in one of Modbury North's most desirable pockets, this is a home where lasting memories have been made and where new ones are waiting to begin.

Features you will love:

- Three bedrooms, master and bedroom 2 with built-in robes and ceiling fans to all bedrooms
- Contemporary kitchen with stone benches, gas cook top, oven, in-built microwave, dishwasher and plenty of storage
- Ducted reverse cycle heating and cooling providing year-round comfort
- Dual living areas with gas heaters
- 2kw (approx.) solar panel system
- Large shed/workshop
- Undercover carparking for 3 cars
- Space to park caravans, boats or trailers
- Spacious and very well-maintained rear yard
- Rainwater tank
- Garden shed
- NBN Connection
- Gas hot water service

Enjoy a relaxed, family-friendly lifestyle with leafy reserves and parks nearby, quality public and private schools including zoning for The Heights School, excellent shopping at Westfield Tea Tree Plaza and easy access to cafés, everyday amenities and public transport - creating the perfect balance of comfort and convenience.

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 2DFGGJU
Property Type House
House Size 113 m2
Land Area 670 m2
Including Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels

Carla Doecke 0456 830 122

Sales Specialist | carlad@ljhsales.com.au

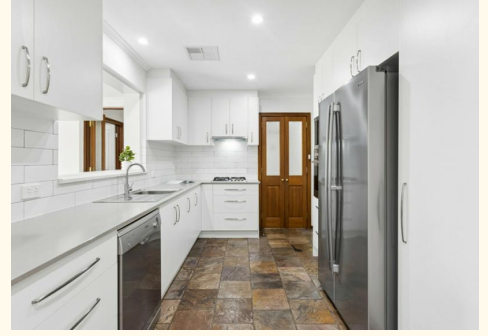
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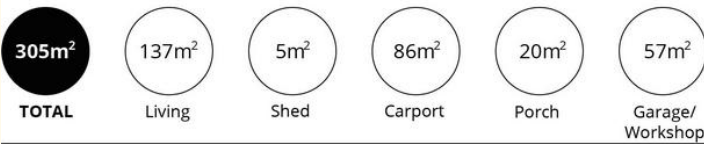
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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