



6 Endama Avenue, Modbury North

Premium Location, Premium Home!

It is our pleasure to present this much loved family home to the market!

Proudly held and meticulously cared for by our vendors, this charming home was built in 1970 and is set on an impressive Torrens Titled allotment of approximately 610sqm, with no registered easements or encumbrances.

Having created countless cherished memories here over the years, our owners have loved calling this property home. The time has now come to hand over the keys, presenting an exciting opportunity for the next lucky purchaser to begin their own chapter at 6 Endama Avenue.

Features you will love:

- Three bedrooms all with built-in robes
- Flexible floorplan
- Solid brick construction
- Spacious kitchen with gas-cooktop, dual electric oven and ample bench space/storage
- Solar system installed 8 panels 2kw system
- Ducted gas heating and ducted evaporative air conditioning for

3  1  1 

FOR SALE

\$860,000 - \$940,000

VIEW

Sat 4th Jul @ 11:30AM - 12:15PM

AGENTS

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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.

 **LJ Hooker**

- year-round comfort
- Hot water temperature control throughout
- Additional hallway storage
- Detached rumpus room/the perfect home office or studio
- Large, powered garage/workshop
- Sufficient off-street parking with single carport with automatic roller door and drive-through access to garage/workshop
- Zoned advantageously to the popular Heights School

No matter your situation, this impressive home offers the perfect combination of space, comfort and lifestyle, providing plenty of room for the whole family to live, grow and create lasting memories.

Conveniently located just moments from Westfield Tea Tree Plaza, Modbury Hospital and a variety of popular cafés, restaurants and major retailers, you'll also enjoy easy access to Civic Park, local sporting clubs and both public and private schools, including zoning to the highly popular Heights School.

Commuting to the Adelaide CBD is effortless with a range of public transport options nearby, including the O-Bahn.

There is so much to love about this outstanding location and everything it has to offer. Don't let this fantastic opportunity pass you by, register your interest 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	2DM3GJU
Property Type	House
House Size	115 m2
Land Area	610 m2

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ENDAMA AVENUE

SITE PLAN
(NOT TO SCALE)

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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