



## Modbury North, 6 Sherwell Avenue

Sold by Doris He of LJ Hooker Adelaide Metro



Discover the possibilities in leafy Modbury North - a beautifully renovated property with standout features in an unbeatable location. Just off Kelly Road, this generous 749m<sup>2</sup> block makes it a rare find for first-home buyers, investors and developers alike.

With three spacious bedrooms and a refreshed modern interior, this home is designed to impress. The sleek updated kitchen adds style and practicality to your daily life. Spacious living and dining areas, paired with ducted reverse-cycle air conditioning, create a comfortable retreat you'll love coming home to.

Step outside to an entertainer's dream - a spacious undercover verandah together with a sparkling pool, perfect for summer barbecues and quiet relaxation. Dual driveways, a two-car carport and a one-car shed with a cellar offer ample parking and storage.

What we love about this home:



**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**  
Contact Agent

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

**Contact**  
**Doris He**  
0423 707 585  
[Doris.He@ljhadelaidemetro.com.au](mailto:Doris.He@ljhadelaidemetro.com.au)

**LJ Hooker St Peters**  
**(08) 8362 8008**

- \*Prime block with easy access to local amenities
- \*Three generous bedrooms all with built-in robes
- \*Upgraded kitchen with ample storage
- \*Updated bathroom with double vanities
- \*Solar heating mineral salt pool and undercover verandah for entertaining
- \*Newly added plantation shutters for privacy and style
- \*Recently recapped & reredged roofing
- \*Ducted reverse-cycle air conditioning
- \*Gas heater for cosy winter nights
- \*7.9KW Solar panels with 2 sets of 6.5KW batteries, no more nasty surprise on energy bill
- \*Surveillance system

Location highlights:

- \*Only 7 minutes' drive to Tea Tree Plaza
- \*Close to nearby parks, schools, and shopping options

6 Sherwell Avenue offers the ideal blend of style, function and convenience. Don't miss your chance to secure this appealing home - a true gem in Modbury North!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 advice.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

<b>Property ID</b>	2CJZFDZ
<b>Property Type</b>	House
<b>Land Area</b>	749 m2
<b>Including</b>	Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

**Doris He 0423 707 585**  
Sales Consultant | Doris.He@ljhadelaidemetro.com.au

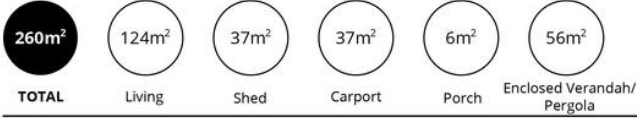
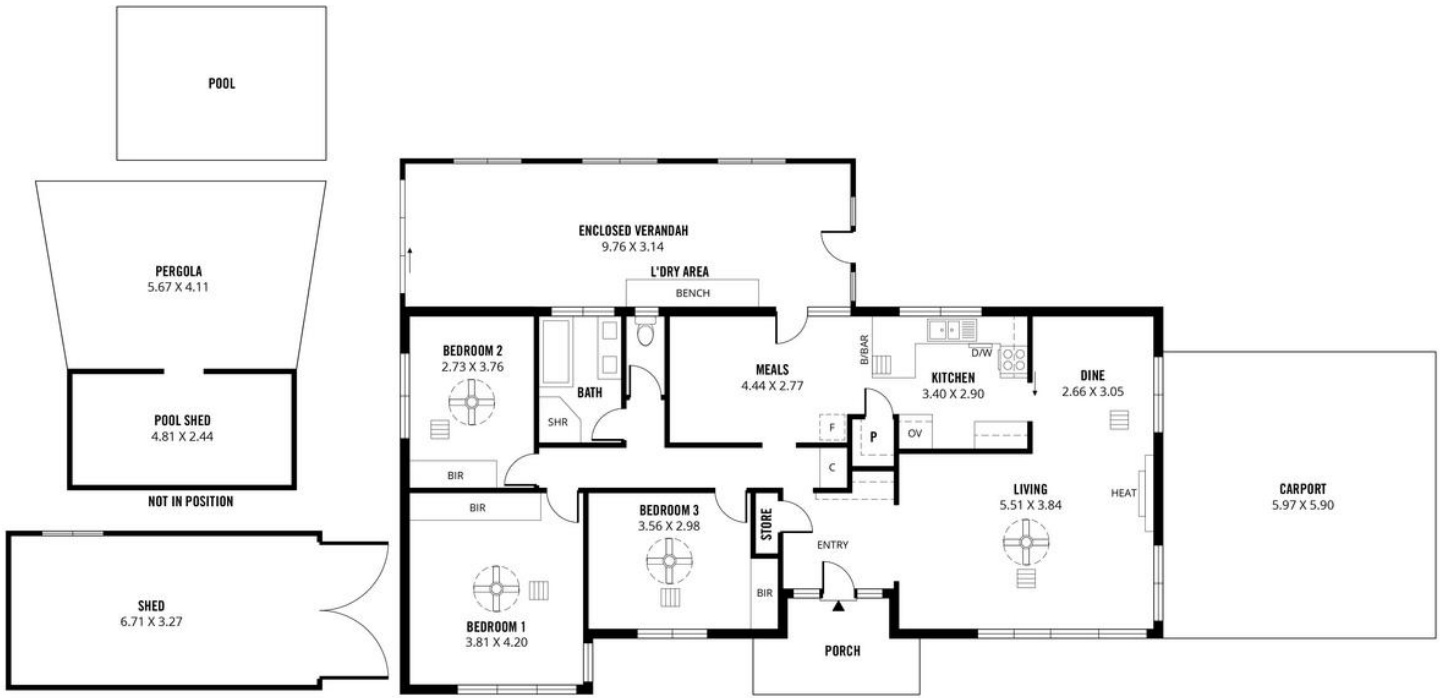
**LJ Hooker St Peters (08) 8362 8008**  
2a Portrush Road, PAYNEHAM SA 5070  
stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au



**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.



**LJ Hooker St Peters**  
**(08) 8362 8008**



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.

Produced by The Fotobase Group