



7 Michael Avenue, Modbury North

## Great Location! Great Investment!

Auction Location: 7 Michael Avenue, Modbury North SA 5092




Welcome to 7 Michael Avenue, Modbury North!

This contemporary home set on a 590sqm block offers comfortable, low-maintenance living with great features throughout, perfect for first-home buyers, couples or investors looking for a tidy, well-kept property.

Inside, you'll find a welcoming living space fitted with ducted heating and cooling as well as a fireplace, making it a cosy space all year round. Three well sized bedrooms, all fitted with carpets and ducted heating and cooling. The Kitchen offers plenty of storage and a dishwasher with a window overlooking the backyard.

Key Features:

- Three well-sized bedrooms, all with carpet and two with ceiling fans
- Ducted heating and cooling throughout
- Easy to maintain gardens
- Kitchen with ample storage and dishwasher

3  1  3 

### FOR SALE

Auction - Saturday, February 21st at 12:00pm

### AGENTS

Craig Ricciuto  
0417 806 329  
craigr@ljhsales.com.au

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

### 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**

- Carport with drive through access to rear garage

Outside, you'll find easy to maintain gardens, ideal for relaxed and private gatherings for family and friends and a carport with auto roller door with drive through access to garage behind.

Enjoy the low maintenance lifestyle this sought after location provides- close to Modbury North Kindergarten, Modbury West School, Good Shepherd Lutheran School, Tea Tree Plaza Shopping Centre, Burrageh Reserve and local shops and public transport.

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	2CY1GJU
Property Type	House
House Size	135 m2
Land Area	590 m2
Including	Air Conditioning

### Craig Ricciuto 0417 806 329

Managing Partner | Sales Specialist | [craig@ljhsales.com.au](mailto:craig@ljhsales.com.au)

### Ryan Graham 0400 912 287

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**MICHAEL 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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