



89 Carruthers Drive, Modbury North

Beautiful Family Home - Prime Location, Large Block & Ready to Transform!

Auction Location: 89 Carruthers Drive Modbury North SA 5092




Located on a generous 947sqm (approx.) allotment, this charming family home is the perfect blend of space, character and potential.

Offering multiple spacious living zones and seamless indoor to outdoor flow, it perfectly accommodates large growing families who love to entertain. Enjoy cozy nights by the open fireplace, relax under the expansive outdoor verandah or bring your projects to life in the large shed with its own cellar and sink.

With high ceilings, vintage charm and a backyard built for kids and able to host large gatherings, this is more than a home it's a lifestyle waiting to be enjoyed!

Features Include:

- Rare large 947sqm block (approx.) with 15.68m frontage (approx.)
- Master bedroom with ensuite and walk in wardrobe
- Bedroom 3 with built in wardrobe

4  2  2 

FOR SALE

Auction - Saturday, 6th September at 2pm

AGENTS

Shaun Roberts
0435 367 534
shaunr@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**

- Spacious bedroom 4 with sliding door access to outdoor entertaining
- Bathroom with spa bath (not working), and floor to ceiling tiles
- Large kitchen with fan forced oven and grill, dishwasher, electric cooktop
- Open plan family and meals with sliding access outdoors
- Spacious lounge with a large open fireplace and bay window
- Open plan dining room adjacent to lounge with built-in bar with sink
- Ducted evaporative cooling
- Roomy laundry with additional 3rd toilet, and access to the outdoor entertaining
- Large central enclosed verandah ideal for outdoor entertaining
- Generous backyard with lawn perfect for children and large gatherings
- Large shed with a large cellar and sink, perfect for storage and all your DIY needs
- Garden shed with additional storage for maximum storage
- Two car garage with manual doors, internal access to house
- Roller door to rear yard for additional parking
- 2.7m high ceiling with ornate roses featured in the dining and lounge

Enjoy the convenience of being just minutes from Westfield Tea Tree Plaza, the O'Bahn for easy city commuting and a short stroll to the beautiful Ladywood Reserve, ideal for weekend picnics or a run with the dog. Whether you're upsizing, investing or looking to settle down in a quiet neighbourhood, this home ticks all the boxes.

Enquire 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 2C7HGJU
Property Type House
House Size 280 m2
Land Area 947 m2
Including Air Conditioning
Ducted Cooling
Evaporative Cooling
Dishwasher
Built-in-Robes
Secure Parking
Fully Fenced

Shaun Roberts 0435 367 534

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

Ryan Graham 0400 912 287

Sales Specialist | ryan@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





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

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.