






1 Garra Avenue, Modbury

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An Opportunity Not to Be Missed!

Auction Location: 1 Garra Avenue, Modbury SA 5092

Welcome to 1 Garra Avenue, perfectly positioned in this highly desirable pocket of Modbury!
This home sits proudly on a corner allotment of approx. 580sqm, with no registered easements or encumbrances.

With an array of quality upgrades already completed, this home is ready for its next owner and offers a move-in ready opportunity with nothing left to do!

Suited perfectly for families with room to live and grow, and with its proximity to local amenities, it also presents a smart investment for those looking to bolster their portfolio!

Features you'll love:

- Three generous bedrooms
- Master bedroom with walk-in robe, split system and ceiling fan
- Security cameras and alarm system installed for added peace of mind living
- Solar system with battery installed

AUCTION

Sat 2nd May @ 1:00PM

VIEW

Sat 18th Apr @ 3:30PM - 4:00PM

AGENTS

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**

- Ducted evaporative cooling throughout & split system in the living area
- Central kitchen featuring stone benchtop, ample storage, dishwasher, gas cooktop with electric oven
- Pura Tap and reverse osmosis water system installed
- Updated bathroom with floor to ceiling tiles and separate toilet, two toilets in total
- Additional hallway storage
- ground swimming pool with electric heating
- Fully fenced gardens with raised lawn area and seated entertainment the ideal spot to host the family BBQ and the perfect spot for the family pet!
- Ample off-street parking with drive-through access from carport with automatic roller door
- Large garage/workshop with power and automatic roller door drive through access from carport

Ideally located within walking distance to Berryman Reserve and Clovercrest Village for your everyday shopping, and only a stone's throw from all the major retailers and popular eateries at Westfield Tea Tree Plaza. Also nearby are Modbury Hospital, Civic Park and a range of local schools, both public and private. With public transport options aplenty, including the O-Bahn, commuting to the Adelaide CBD is both quick and convenient.

This is a home that truly ticks all the right boxes, combining comfort, convenience and lifestyle in one complete package.

Do not let this become a missed opportunity. Register your interest with your local area agent Ryan Graham 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.

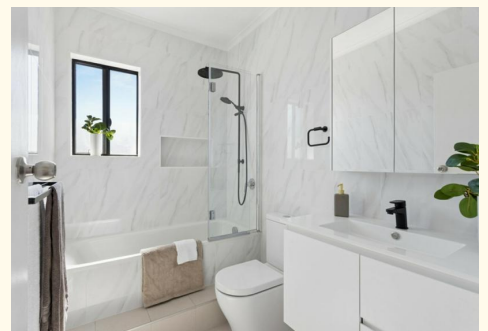
RLA 208516

MORE DETAILS

Property ID 2D90GJU
Property Type House
House Size 112 m2
Land Area 580 m2
Including Air Conditioning
Ducted Cooling
Evaporative Cooling
Pool
Outdoor Entertaining
Workshop
Secure Parking
Fully Fenced
Remote Garage
Solar Panels

Ryan Graham 0400 912 287
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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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