

Modbury, 1 Loch Lomond Drive

Perfect Home, Perfect Location!



This charming family home, located in the ever-popular suburb of Modbury, is a real standout! Ideal for young families seeking a low-maintenance home with ample space both inside and out for everyone to enjoy. It's also a great opportunity for those looking to downsize while maintaining independence, with a flat, manageable yard.

Features to love:

- * Spacious master bedroom with ensuite, walk-in robe, and a bay window that lets in an abundance of natural light.
- * Modern kitchen featuring stainless steel appliances, a gas stove, and plenty of cupboard and bench space-perfect for the home chef.
- * Freshly painted throughout, so you can move straight in.
- * Ducted heating and cooling for year-round comfort.
- * Pitched undercover entertainment area, ideal for family gatherings and parties.
- * Low-maintenance, grassed yard-perfect for pets and kids to enjoy.

For Sale

\$729,000 - \$769,000

View

ljhooker.com.au/2B3JGJU

Contact

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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 Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

* Double garage with automatic panel-lift door and roller door access to the rear yard, providing easy access and secure off-street parking.

Location, Location, Location!

Perfectly situated within walking distance to major retailers and eateries at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, and the O-Bahn, making commuting to the Adelaide CBD a breeze!

Don't let this opportunity slip away-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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2B3JGJU
Property Type	House
House Size	154 m ²
Land Area	471 m ²
Including	Air Conditioning Floorboards Secure Parking Fully Fenced Remote Garage

Ashley Palazzo 0414 347 884

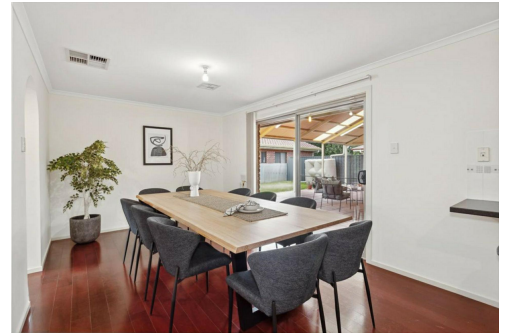
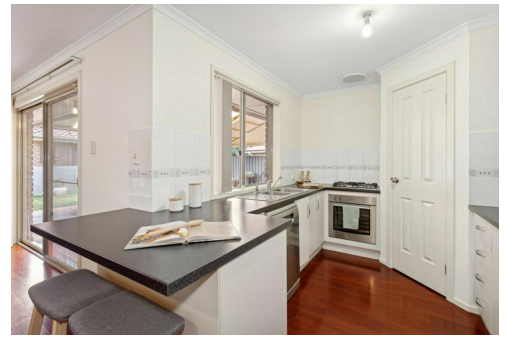
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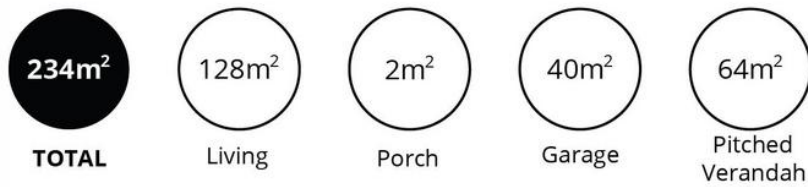
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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