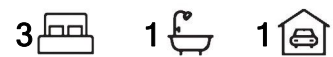


Modbury, 13 Richard Street

Premier Location, Endless Potential!



AUCTION: Onsite, Saturday the 1st of February at 5:00pm

Situated perfectly in a prime position in the heart of Modbury, this dwelling, originally constructed in 1971, underpins your investment with a sizeable allotment of approx. 750 sqm, boasting a street frontage of approx. 19.81 metres. It is advantageously zoned within the Housing Diversity Neighbourhood under the Tea Tree Gully Council, opening the door to various future development options - always subject to the necessary planning consents!

This home stands ready for its next owner and all of their ideas. Add your own colour schemes and make this home your own, or for the astute investors amongst us, your ideas are welcomed, and the potential is endless!

Features Include:



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
Auction

View
ljhooker.com.au/2B89GJU

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

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

- * Advantageous Zoning - Housing Diversity Neighbourhood
- * Approx. 750 sqm with a large street frontage
- * Three generous bedrooms, all with built-in robes
- * Solid brick construction
- * Spacious kitchen with ample bench space and storage, featuring a gas cooktop
- * Ducted evaporative cooling throughout, ideal for the warmer months
- * Gas heating in the main living area
- * Detached double garage, powered and equipped with a pit
- * Ample off-street parking, undercover carport with drive-through access, and a large driveway
- * A family-friendly location within walking distance of Westfield Tea Tree Plaza

No matter your situation, this is one not to be missed-a location you will love calling home, where everything you need is only a moment away!

Within walking distance of all the major retailers and popular eateries at Westfield Tea Tree Plaza, The Modbury Hospital, Tea Tree Gully Library, pack a picnic and spend quality family time at the nearby Civic Park, or explore Anstey Hill Recreation Park and its many walking trails. Add to the mix your proximity to the O-Bahn and North East Road, and commuting to the Adelaide CBD can be done with ease!

For the astute purchaser, the possibilities are endless.

Don't miss your opportunity to secure this gem-register your interest with your Modbury area specialist, Ryan Graham, today at 0400 912 287

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

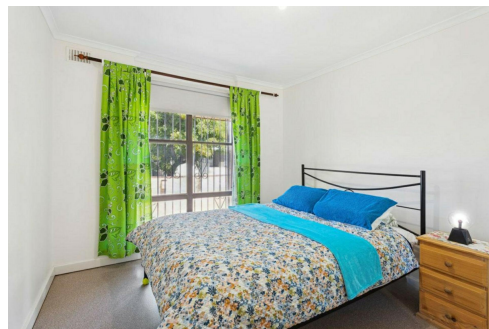
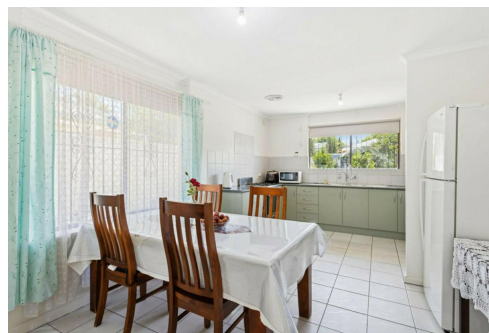
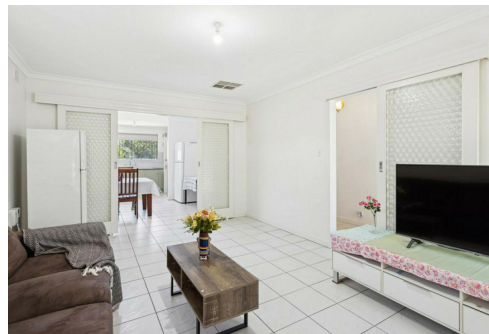
Property ID	2B89GJU
Property Type	House
House Size	111 m2
Land Area	750 m2

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

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

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

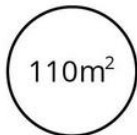


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TOTAL



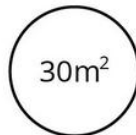
Living



Shed



Garage



Carport



Porch/
Verandah

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**