



13B Princess Drive, Modbury

Brand New Contemporary Living with Space, Style & Quality

Price Guide: \$990,000 - \$1,050,000

Brand new and completed in 2026, 13B Princess Drive, Modbury presents an outstanding opportunity to secure a beautifully finished, north facing Torrens titled home combining contemporary design, quality finishes and an impressive 244sqm of living.

Perfectly suited to first-home buyers, downsizers and families, eligible purchasers can take advantage of \$0 stamp duty, while investors will appreciate the potential tax depreciation benefits that come with purchasing a brand new home.

Step inside and you are welcomed by a spacious, light filled interior where modern finishes and thoughtful design are evident throughout. At the heart of the home is the expansive open plan kitchen, living and dining area, enhanced by floating floors and designed to bring everyday living and entertaining together.

The striking kitchen is designed to impress, featuring stone benchtops with waterfall ends, a gas cooktop, wall oven, breakfast bar and ample cabinetry. A generous walk-in pantry provides even more

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FOR SALE
\$990,000 - \$1,050,000

VIEW
Sat 3rd Oct @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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storage and makes everyday living and entertaining effortless.

Triple-stacker sliding doors seamlessly connect the indoor living area with the covered outdoor entertaining space, creating the perfect setting for hosting family and friends or simply relaxing outdoors.

Upstairs, you'll find four versatile bedrooms. The oversized main suite is flooded with natural light and features built-in robes along with a luxurious ensuite finished with floor to ceiling tiles.

Bedrooms two and three are both generously proportioned and include mirrored built-in robes, while bedroom four offers excellent flexibility and could easily be utilised as a bedroom, home office or additional living area.

The remaining bedrooms are serviced by a beautifully appointed two-way bathroom, complete with floor to ceiling tiling and a stunning freestanding bath.

What you'll love;

- Brand new Torrens-titled
- \$0 stamp duty for eligible buyers
- 244sqm of low maintenance living
- Open plan kitchen/living and dining area
- Stone benchtops throughout
- Gas cooktop, wall oven and walk-in pantry
- Stacker sliding doors
- Floating floors throughout
- Quality fixtures and fittings
- Bathrooms tiled from floor to ceiling

The location only adds to the appeal, with everyday convenience right at your fingertips. Westfield Tea Tree Plaza is just moments away, offering an extensive selection of shopping, dining and entertainment, while Civic Park, Modbury Hospital and a range of quality schools are all within easy reach. Excellent public transport connections, including the Tea Tree Plaza Interchange and O-Bahn, provide convenient access into the Adelaide CBD, making this a fantastic location for families and professionals alike.

Offering generous proportions, quality finishes and the ease of brand new living, 13B Princess Drive is an exciting opportunity to secure a stylish, low maintenance home ready to be enjoyed from day one.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * 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 advice.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WTYFDG
Property Type	House
House Size	244.46 m2
Land Area	234 m2
Including	Ensuite
	Toilets (3)

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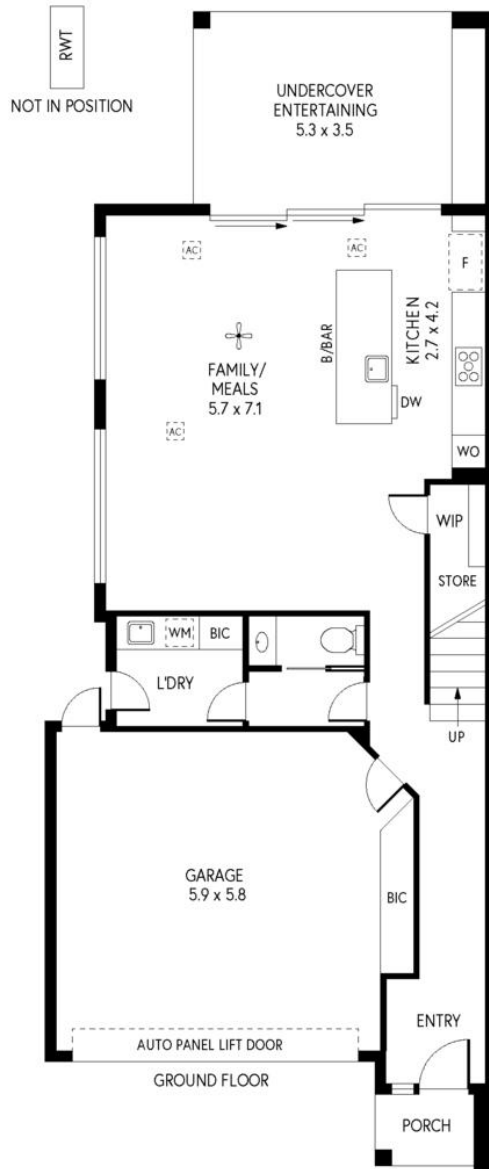
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13B PRINCESS DRIVE, MODBURY

INTERNAL	- 222.7 SQM
EXTERNAL	- 20.9 SQM
TOTAL	- 243.6 SQM

PRODUCED BY **clique.**