



Modbury, 14 Oxford Crescent

Renew & Revitalise



Auction Location: on site

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

Welcome to 14 Oxford Crescent, a fantastic opportunity to renovate or start again in a vibrant and evolving neighborhood in the heart of Modbury.

Set on a spacious 630sqm (approx.) allotment, this home retains much of its original charm from the early 1970s, featuring three generously sized bedrooms, all offering views of the garden. The unique layout presents a great chance for those looking to update and personalize the space, bringing it into the modern era. The centrally located bathroom includes a separate toilet and is conveniently adjacent to the laundry, making it well-suited to contemporary living.

For Sale

Sold by Tom Blanch LJ Hooker Kensington | Unley

View

ljhooker.com.au/618KFDJ

Contact

Tom Blanch

0401 847 744

tblanch@ljhkensingtonunley.com.au

Nick Ploubidis

0423 840 514

nploubidis@ljhkensingtonunley.com.au



LJ Hooker Kensington | Unley
(08) 8431 6088

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.

At the heart of the home, the original kitchen and dining area opens into a spacious family room, which overlooks the Oxford Crescent frontage. The home still features many of its original fixtures.

The low-maintenance front garden greets you from the street, while a secluded rear courtyard offers a peaceful spot to enjoy a cup of tea while admiring the vibrant bougainvillea. To the north, a third garden area includes a shed and verandah, surrounded by native plants, or it can be transformed into your own outdoor retreat. These outdoor spaces provide ample room for gardening, relaxation, or recreation. This property is an excellent find for investors, house flippers and those looking to start again and build their dream home.

Conveniently located just 200 metres from bus stops on Wright Road and Kelly Road, the property offers easy access to public transportation. It's also close to Tea Tree Plaza, which features a wide range of shopping and dining options, as well as Sir Frank Berryman Reserve for outdoor activities. The property is in proximity to several local schools, including Modbury West School, Prescott Primary Northern, Para Vista Primary School, Good Shepherd Lutheran School, and Early Steps Childcare Centre.

AUCTION: Friday 2nd May at 11:30am, on site - CONTRACTED AT AUCTION.

CT: Volume 5570 Folio 685

Council: City of Tea Tree Gully

Water Rates: \$165.68 per quarter (approx)

Land Size: 630 square metres (approx)

Year Built: 1965 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//qYJgJKPqEyMf>

(Please copy and paste the link into your browser)

More About this Property

Property ID	618KFDJ
Property Type	House
House Size	166 m2
Land Area	630 m2

Tom Blanch 0401 847 744

Sales Consultant | tblanch@ljhkensingtonunley.com.au

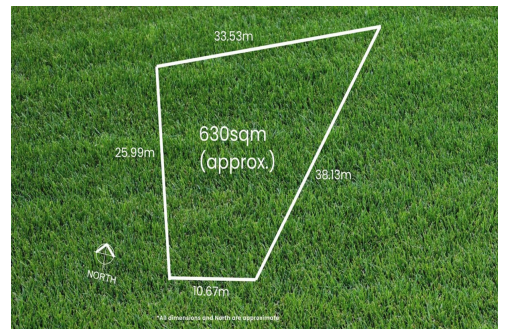
Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au | reception@ljhkensingtonunley.com.au



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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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