







15 Victoria Drive, Modbury

So Much To Love!

Originally constructed in 1965 this family home is set in one of the most premier pockets of Modbury where everything you could ever need is simply only ever a moment away!
This home is advantageously positioned as a corner allotment and zoned within the Urban Activity Centre within TTG Council sitting on a large allotment of approx. 670sqm with no registered easements or encumbrances.

Features you'll love:

- Three bedrooms with the possibility to convert into four bedrooms
- Flexible floor plan with large family/rumpus room and several living areas
- Central kitchen with ample storage and bench space and separate meals
- Ducted evaporative cooling throughout
- Gas heating in lounge area with ceiling fan
- Ceiling fans in living and bedroom 3
- Ample storage throughout with additional hallway storage and built-in cupboards in rumpus
- Beautiful, manicured gardens in front and rear of the home
- Outdoor entertainment with pergola, the ideal spot to host the family BBQ
- ground swimming pool with deck area and enough lawn area for

3 1 2

FOR SALE
UNDER CONTRACT

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

the family pet!
- Sufficient off-street parking with large carport ability to park several cars securely
- Within walking distance to Tea Tree Plaza and Civic Park on your doorstep!

With so much to love already this home is ready for its next owner and all of their ideas.
This homes prominent location ensures that everything you'll ever require is only ever a moment away. You'll find major retailers at the Westfield Tea Tree Plaza, the Modbury Hospital, several private and public schools, and ample public transport options, including the nearby O-Bahn.

Take advantage of having Civic Park on your doorstep - pack a picnic and enjoy quality time with your family or potentially your time could be better spent exploring the walking trails at the nearby Edinburgh Reserve all of this and still only a short commute to the Adelaide CBD, you'll simply love living in this location.

A home offering this much deserves a visit, don't miss out on this gem. Enquire with 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	2DPWGJU
Property Type	House
House Size	169 m2
Land Area	670 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Pool Outdoor Entertaining Secure Parking Fully Fenced

Ryan Graham 0400 912 287
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