







16 Henry Street, Modbury

The Perfect Start or the Ideal Next Move

The ideal home for effortless, low-maintenance living, offering the perfect blend of comfort, space and convenience. Whether you are a first-home buyer looking to step into the property market, a downsizer seeking an easy-care lifestyle without compromising on quality, or simply searching for the perfect in-between move, this home is sure to impress.

Showcasing quality finishes, a spacious and inviting floorplan, and an impressive outdoor entertaining area designed for year-round enjoyment, every detail has been thoughtfully considered to deliver a lifestyle of comfort and practicality. All of this, complemented by a highly convenient location close to major shopping, transport and everyday amenities, makes this an opportunity not to be missed.

What you will love:

- Spacious master bedroom complete with ensuite and walk-in robe.
- Quality kitchen featuring ample cupboard space and stainless-steel appliances.
- High ceilings and downlights throughout, enhancing the sense of space and creating a light-filled, free-flowing floorplan.
- Freshly painted interiors complemented by beautiful hardwood

3 2 2

FOR SALE
$899,000 - $949,000

VIEW
Sat 21st Nov @ 3:15PM - 3:45PM

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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flooring throughout.
- Stylish bathrooms featuring floor-to-ceiling tiles.
- Pitched outdoor pergola creating an expansive entertaining area, perfect for hosting family and friends.
- Ducted reverse-cycle heating and cooling for year-round comfort.
- Double garage with internal access to the home, secure automatic roller doors and convenient access to the rear yard.

Ideally positioned just minutes from the shopping, dining and amenities of Tea Tree Plaza Shopping Centre, with the O-Bahn providing convenient access to the city, this home delivers the perfect balance of comfort, convenience and low-maintenance living.

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	2E2EGJU
Property Type	House
House Size	151 m2
Land Area	355 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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218m²	113m²	2m²	37m²	4m²	62m²
TOTAL	Living	Store	Garage	Porch	Verandah/ Carport

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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