

## Modbury, 19 Clyde Street

### Opportunity Knocks!!

AUCTION: Saturday the 8th of February at 11:00 am

An exceptional opportunity awaits to secure this premier Torrens Titled allotment, advantageously zoned as part of the Urban Activity Centre within the Tea Tree Gully Council. The property sits on a generous allotment of approximately 800 sqm, featuring a street frontage of approx. 20.7 metres.

The allotment is currently occupied by a severely fire-damaged dwelling, the site offers endless possibilities, subject to the usual planning consents.

Located on Clyde Street, this property is just moments away from everything Modbury has to offer. Within walking distance, you'll find Civic Park, Modbury Hospital, Westfield Tea Tree Plaza including popular café's and restaurants and the O-Bahn, ensuring a seamless commute to Adelaide's CBD.



**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/2B87GJU](http://ljhooker.com.au/2B87GJU)

**Contact**  
**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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

For savvy investors and developers, this is an opportunity not to be missed.  
Register your interest 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 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.

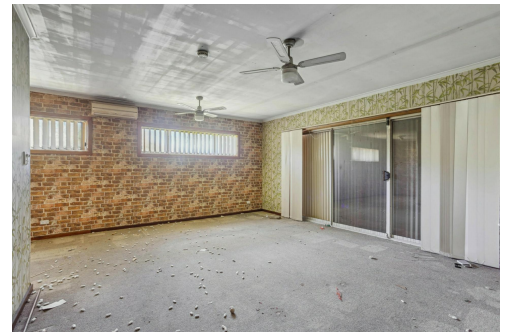
RLA 208516

## More About this Property

<b>Property ID</b>	2B87GJU
<b>Property Type</b>	House
<b>House Size</b>	156 m2
<b>Land Area</b>	800 m2

**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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CLYDE STREET

SITE PLAN  
(NOT TO SCALE)

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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