



Modbury, 20 Barbara Street

Opportunity Knocks!

Originally constructed in 1965 and tastefully updated throughout, this home is situated in a central section of Modbury. Underpinning your investment is an advantageous corner allotment of approximately 750 sqm, with no registered easement or encumbrances this allotment boasts dual street frontages.

This property stands ready for its astute new owner, along with all their ideas (subject to the necessary consents).

Key features include:

- * Dual street frontages and driveways on Garra Avenue and Barbara Street
- * Corner allotment in a prime location
- * Frontage approximately 30.89 meters on Barbara Street
- * Depth approximately 33.35 meters on Garra Avenue
- * Three generous bedrooms, all with built-in robes
- * Ceiling fans in all bedrooms, main living area, and dining room



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
Contact Agent

View
ljhooker.com.au/29Y0GJU

Contact
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| Mawson Lakes | Modbury
(08) 8289 6660**

- * Spacious kitchen with ample bench space and gas cooktop
- * Split system in the master bedroom and main living area
- * Sufficient off-street parking with drive-through access
- * Low maintenance gardens
- * Local shops within walking distance
- * Close Proximity to Westfield Tea Tree Plaza, Modbury Hospital & The O-bahn
- * Tenanted to July 2024 for \$600 per week

No matter your situation, this property is sure to impress with its potential.

It offers the opportunity to secure a high-quality home with the comfort of a large allotment to underpin your investment. For savvy investors, the opportunities are abundant, given the scarcity of large corner allotments and the high demand for quality homes, providing a chance to bring your vision to life in this popular location (STCC).

A location where everything you need is only moments away. Enjoy family time at one of the nearby reserves. Also within a short distance are all major retailers and eateries at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, Clovercrest Village, local cafes, and several public and private schools, all of this and with ample public transport options available, commuting to the Adelaide CBD is done with ease!

Do not miss this one enquire with Ryan Graham today!

*Please note the property photographs are for illustration purposes only and the property has been tenanted since the property photographs have been taken.

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



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More About this Property

Property ID	29Y0GJU
Property Type	House
House Size	139 m ²
Land Area	750 m ²
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced

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20 BARBARA STREET, MODBURY

INTERNAL	- 137.0 SQM
EXTERNAL	- 69.6 SQM
TOTAL	- 206.6 SQM

CREATIVE



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