

Modbury, 20A Pompoota Road

Prime Location, Ready for you!

3 2 2

Built in 2008 and situated in this highly-desirable section of Modbury, this is the perfect home for those looking to enter the market and secure their first home. Its flat location and proximity to all amenities make it ideal for those looking to retain independence and downsize into a low-maintenance and manageable property. For savvy investors looking to bolster their investment portfolio, this one is sure to tick all the right boxes!

Features to love:

- * Master bedroom with ensuite and walk-in robe.
- * Centrally located kitchen with great bench space, built-in pantry and gas stove overlooking the large living area.
- * Easy-care natural look timber flooring in the living space.
- * Ample off-street parking with double driveway leading into the double garage with automatic panel lift door.
- * Split system heating and cooling in the living area for yearly comfort.

For Sale

\$699,000 - \$729,000

View

ljhooker.com.au/2B0DGJU

Contact

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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.

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- * Outdoor paved patio to soak up the sun and low-maintenance lawn for your pets to enjoy!
- * Rainwater tank installed.
- * Within walking distance to Modbury Hospital & Westfield Tea Tree Plaza

Situated perfectly on Pompoota Road within walking distance to all the major retailers and eateries on offer at the Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn, which makes commuting to the Adelaide CBD a breeze!

Add to the mix your proximity to a number of local sporting clubs, and several schools this is a location and a home you will love calling your own!

Don't let this become a missed opportunity-enquire 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.

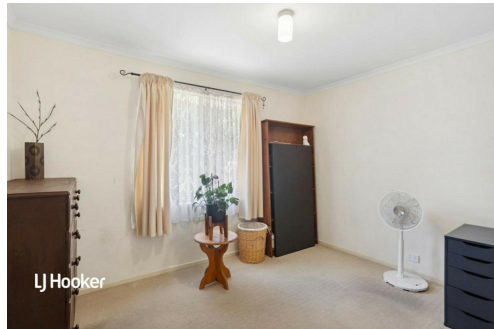
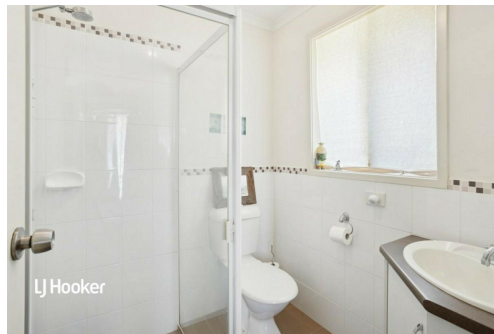
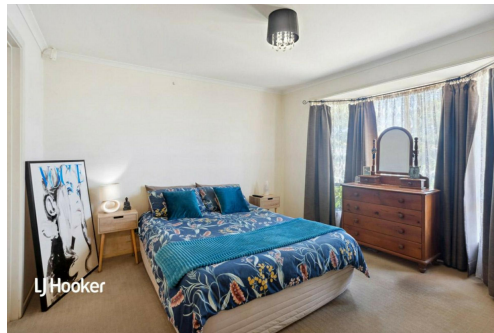
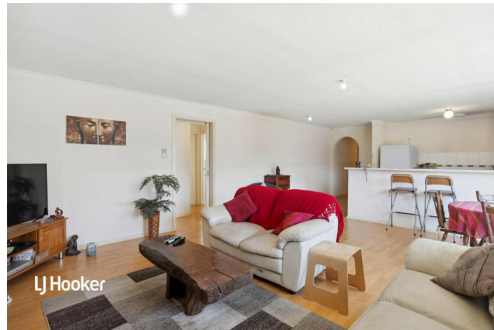
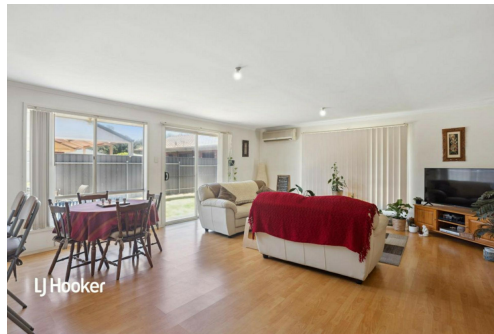
RLA 208516

More About this Property

Property ID	2B0DGJU
Property Type	House
House Size	143 m²
Land Area	391 m²
Including	Air Conditioning Floorboards Secure Parking Fully Fenced Remote Garage

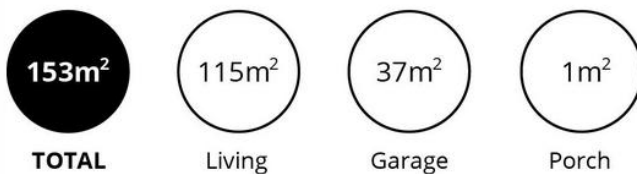
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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