

## Modbury, 21 Gorman Street

Your Search Ends Here!

Originally constructed in 1972 and situated in one of Modbury's most sought-after locations, this home offers the convenience of having all your needs just moments away.

This property is advantageously zoned within the Housing Diversity Neighborhood, allowing for a greater scope of redevelopment potential (STPC). Situated on a generous, easement and encumbrance-free allotment of approximately 730 sqm, boasting an impressive street frontage of 18.5 metres approx.

Features you'll love:

- \* Flexible floor plan with multiple large living areas
- \* Three generous bedrooms, all with built-in robes
- \* Ample storage throughout the home with an additional linen press
- \* Heating & cooling for year-round comfort



**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/2AHQGJU](https://ljhooker.com.au/2AHQGJU)

**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**



- \* Large garage/workshop with power
- \* Sufficient off-street parking with a single carport and automatic roller door
- \* Torrens titled allotment with no registered easements or encumbrances
- \* Advantageous zoning under the Housing Diversity Policy
- \* Walking distance to Westfield Tea Tree Plaza & Civic Park

For the lucky purchaser, this home offers an opportunity to create a loving family home, or for the astute investors amongst us, the potential is obvious.

Owning a car may seem superfluous with major retailers and popular eateries at Westfield Tea Tree Plaza on your doorstep. The O-Bahn allows for an easy commute into the Adelaide CBD, and with your proximity to the Modbury Hospital, Civic Park, several public and private schools, many reserves, and walking trails, you can easily see why you'll love calling this location home.

Don't let this opportunity become a missed one, 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 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.

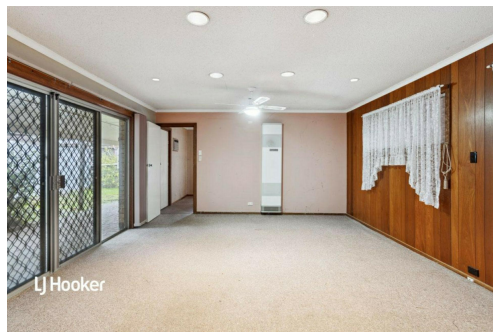
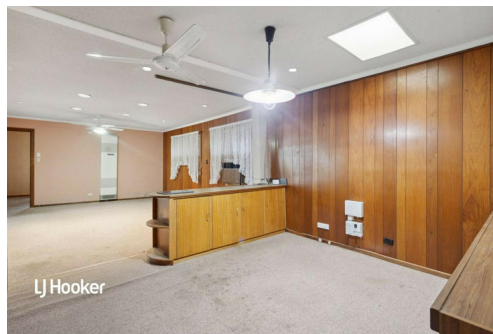
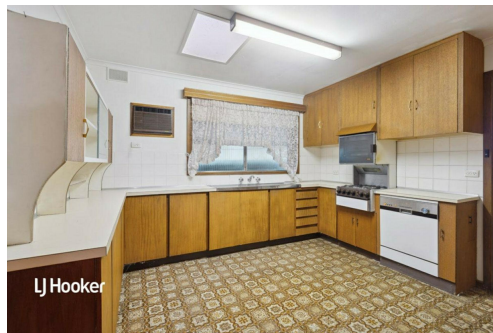
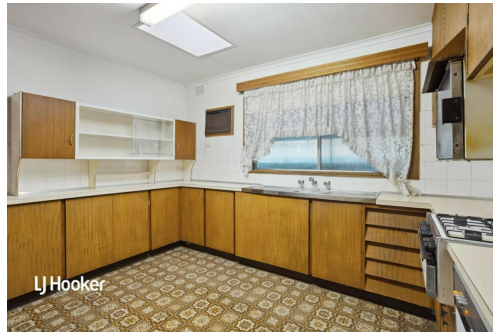
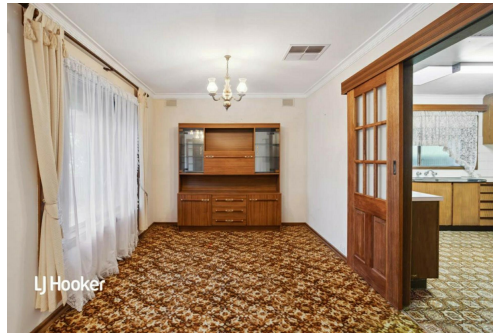
RLA 208516

## More About this Property

Property ID	2AHQGJU
Property Type	House
House Size	162 m²
Land Area	730 m²
Including	Workshop Built-in-Robes Secure Parking Fully Fenced

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

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**  
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



**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.

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



**GORMAN 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.

Produced by The Fotobase Group