



Modbury, 22 Castle Street

Stop The Search!

This home is perfectly suited to a multi-generational family, a growing family, or for the astute investors amongst us, the opportunities are clear! Located in one of the most desirable pockets of Modbury. Originally constructed in 1974 and set on a generous allotment of approximately 650 sqm of easement-free land.

This home has been cherished by its current owners for the past 31 years, and now the time has come for a new loving family to make it their own. Offering a flexible floor plan with ample room for everyone to live and grow, this home is ready for its next chapter.

Features you'll love:

- * Granny flat with kitchenette, separate living area, bedroom, and ensuite, with its own front door entry
- * Wall-mounted gas heater in the granny flat
- * Split system heating and cooling installed in the granny flat



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
\$840,000 - \$890,000

View
ljhooker.com.au/2ASDGJU

Contact
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

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

- * Three generous bedrooms in the main dwelling
- * Master bedroom with full-length built-in robe
- * Bedroom 2 with built-in robe
- * Central kitchen with tasteful updates, including an electric cooktop, dishwasher, oven, and built-in pantry
- * Flexible floor plan with multiple light-filled living areas
- * Ducted reverse cycle heating and cooling throughout the main dwelling, ideal for year-round comfort
- * Solar system with battery installed
- * Several fruit trees in the front yard including Blood Orange, Lemon, Mandarin, pomegranate
- * Crystal-clear in-ground swimming pool, the perfect spot to spend summer days
- * Multiple outdoor areas for entertaining, ideal for enjoying time with the family and hosting the annual BBQ
- * Ample off-street parking with single carport and large driveway

No matter your situation, this home is sure to impress. Located in an area our vendors have loved calling home, and one that you will undoubtedly cherish as your own

Perfectly situated just moments away from all the trendy eateries and major retailers at the Westfield Tea Tree Plaza and the Modbury Hospital, within walking distance to local shops at the Clovercrest Village, and near several popular reserves including Civic Park and Bendigo Reserve.

Adding to the appeal is the proximity to several local sporting clubs, both public and private schools, all of this and with several bus stops with the O-Bahn nearby, commuting to the Adelaide CBD can be done with ease!

A home with so much to offer simply won't last long. 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



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More About this Property

Property ID	2ASDGJU
Property Type	House
House Size	202 m ²
Land Area	650 m ²
Including	Air Conditioning Pool Fully Fenced Solar Panels

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

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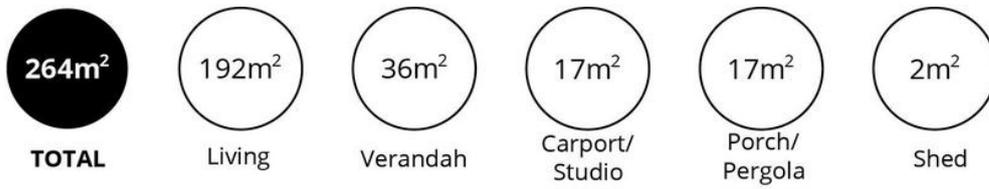
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
ryang@ljhsales.com.au | info@ljhsupport.com.au



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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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