



24 Glengyle Avenue, Modbury

A Place to Call Home, A Future Full of Possibilities!

Welcome home to 24 Glengyle Avenue, showcasing a classic suburban design complemented by a rendered exterior, offering a timeless appeal and a practical layout designed for comfortable family living!

Set on approximately 650sqm of Torrens Titled, easement free land and advantageously zoned within the Tea Tree Gully Housing Diversity Neighbourhood (HDN), the property also presents exciting future redevelopment potential, always subject to the necessary planning consents.

This much loved home offers a fantastic opportunity for those looking for a place to live, grow and create lasting memories, while preserving the option to explore redevelopment opportunities in the years to come (STPC).

Peacefully positioned at the end of a no through avenue, yet only moments from everything Modbury has to offer, this is a home and location you will truly love calling your own!

Features you'll love:

4 2 4

FOR SALE
$949,000 - $999,000

VIEW
Sun 22nd Nov @ 10:00AM - 10:30AM

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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

- Four bedrooms, all with built-in robes
- Master bedroom with built-in robes and ensuite
- Ceiling fans in bedrooms 1, 2 and 4
- Ducted evaporative cooling throughout
- Flexible floor plan with dual living areas
- Central kitchen with ample storage / bench space, gas cooktop, electric oven and dishwasher
- Freshly painted interior
- Sufficient off-street parking with undercover carport and ample driveway parking, with additional gate access into garage enough room to park several cars, trailers or your caravan!
- Dual outdoor entertainment areas both are perfect spaces to host the family BBQ
- Double garage/ rumpus room with additional store and garage perfect space to park a trailer
- Additional shed at the rear of the property
- Zoned advantageously within the HDN zoning policy, and walking distance to TTP.

With so much to love already, this home is ready for its next owners to move in, make it their own and bring their ideas to life!

Perfectly positioned in the heart of Modbury, everything you could ever need is only moments away. Enjoy the convenience of major retailers at Westfield Tea Tree Plaza, Modbury Hospital, a selection of quality public and private schools, and excellent public transport options, including the nearby O-Bahn Interchange.

For those who enjoy the outdoors, Civic Park provides the perfect setting for a family picnic or an afternoon in the sunshine, while the walking trails of nearby Meadowvale Reserve offer another fantastic opportunity to get out and explore.

With all of this on your doorstep and the Adelaide CBD approximately 15km away, you'll simply love everything this location has to offer!

A home offering this much deserves a visit. Don't miss your opportunity to make it yours.
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 our LJ Hooker Property Specialists Real Estate office 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 DETAILS

Property ID	2E1YGJU
Property Type	House
House Size	133 m2
Land Area	650 m2
Including	Outdoor Entertaining Built-in-Robes Fully Fenced

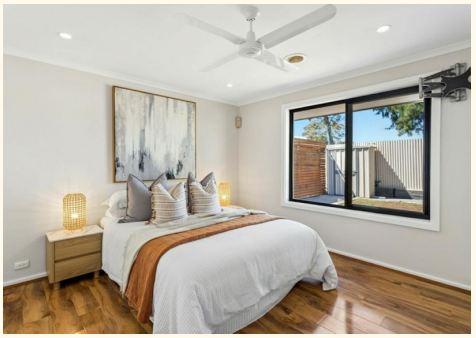
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315m²	135m²	39m²	27m²	14m²	100m²
TOTAL	Living	Shed	Garage/ Rumpus	Workshop/ Store	Verandah/ Carport

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**

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