



25A Crozier Avenue, Modbury

## Courtyard Living with Space, Comfort & Position

Tucked away at the rear for added privacy and peace, this well presented 3 bedroom courtyard home, built in 2007, offers an ideal blend of comfort, space and everyday convenience. Perfectly suited to first home buyers, downsizers, small families or investors, it's a home that delivers easy living without compromise.

Step inside to a wide, welcoming hallway that draws you through to the heart of the home—an oversized, north facing open plan kitchen, living and dining area bathed in natural light. Designed for both functionality and connection, the kitchen features generous bench space, ample storage and an electric cooktop, making it ideal for everything from busy weeknights to relaxed weekend entertaining.

The open plan living zone flows seamlessly outdoors to a large, covered entertaining area, creating a wonderful extension of the living space and the perfect setting for year round gatherings, family barbecues or simply unwinding in the fresh air.

Accommodation is thoughtfully arranged, with the main bedroom positioned for privacy and featuring a walk-in robe and convenient two-way bathroom access. Bedrooms two and three are both well

3 1 2

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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sized and include built-in robes, offering flexibility for children, guests or a home office.

**What you'll love:**

- 3 well sized bedrooms
- Built in 2007
- North facing
- Double garage with internal access
- 6kw Solar System
- Open plan kitchen/ living and dining area
- Large outdoor entertaining area

Set within easy walking distance to public transport, the TTP Interchange and Tea Tree Plaza Shopping Centre, this location provides exceptional access to shopping, dining and direct city connections. A low maintenance lifestyle, a practical layout and a highly convenient position combine to make this an outstanding opportunity in a sought after area.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 advice.

RLA 61345 RLA 282965 RLA 231015

**MORE DETAILS**

|               |        |
|---------------|--------|
| Property ID   | WRWFDG |
| Property Type | House  |

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**25a Crozier Avenue, Modbury, SA 5092**

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