



26 Welloch Street, Modbury

The Location You Want, The Lifestyle You Will Love

Situated in arguably one of the most desirable pockets of Modbury, this home delivers an ideal balance of convenience and peaceful living. Everything you could ever need is only moments away, while its tucked away position provides a sense of privacy complemented by serene, tree lined views.

Originally constructed in 1985 and set on a Torrens Titled allotment of approximately 640sqm with an impressive frontage of approximately 18.8 metres, this much loved home has been beautifully maintained and updated over time, presenting a fantastic opportunity to move in and start enjoying everything on offer from day one!

Features to Love:

- Three generous bedrooms with new carpets installed
- Built in robes to bedrooms 1 and 3
- Flexible floor plan with multiple living spaces
- Updated floor coverings throughout the home
- Updated bathroom and laundry with new vanity and updated fixtures
- Ducted evaporative air conditioning throughout
- Central Kitchen with ample bench space and storage, gas cooktop

3 1 1

FOR SALE

\$825,000 - \$875,000

VIEW

Sat 10th Oct @ 4:00PM - 4:30PM

AGENTS

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

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

- and island counter
- Enclosed and undercover paved area, creating another versatile space for entertaining or the family pet
- Water temperature control installed
- Undercover entertainment area the ideal spot to host the family BBQ!
- Spacious rear garden with plenty of room for the kids and family pet to enjoy with pristine lawns both front and rear
- Large garage and shed providing excellent storage and workspace
- Ample off street parking

Embrace the benefits of living in the heart of Modbury, where you will find yourself only moments from the major retailers at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O Bahn, providing an easy connection into the Adelaide CBD.

Add to the mix nearby schools, including Modbury High School and Modbury West Primary School, local sporting clubs and convenient access to North East Road, and it is easy to see why this pocket of Modbury continues to be so highly sought after.

Beautifully maintained, superbly located and ready to be enjoyed, opportunities like this will not last long. Register your interest with Ryan Graham today!

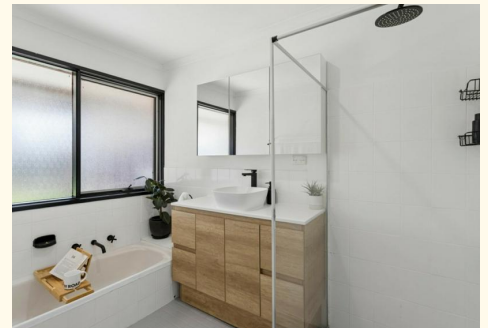
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested 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 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

MORE DETAILS

Property ID	2E0XGJU
Property Type	House
House Size	124 m2
Land Area	640 m2

Ryan Graham 0400 912 287
Sales Specialist | ryang@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





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