



## Modbury, 27 Australia Avenue

Sold by Doris He & Salam Dawood of LJ Hooker Adelaide Metro

A stone's throw away from Modbury High School, this charming three-bedroom residence offers both the convenience of a central location and the serenity of a private, peaceful setting. The home features open plan lounge, upgraded kitchen and a stunning bathroom. Situated in Housing Diversity Neighborhood Zone, it is perfect for development, renovations of the existing home or to build your dream residence on this allotment (STPC).

Offering a fantastic buying opportunity for a younger family, retirees, first home buyers as well as those looking to secure a standout investment in one of the North East's most sought-after suburbs.

Receive your guests or entertain formally in a vibrant lounge, featuring split system reverse cycle air conditioner and bay windows. Flow on through to an adjacent dining area, the



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**For Sale**  
Contact Agent

**View**  
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**LJ Hooker St Peters**  
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ideal setup for precious family mealtime.

A spacious kitchen offers the chef full view through to the outdoors beyond. Bluestone slate floor, stainless steel electrical appliances, gas cooktop, sleek cabinetry, double sinks, generous pantry and breakfast bar combine to offer stylish amenities.

All three bedrooms are well proportioned, all offering quality carpets and built-in robe. The main bedroom has dimmable light and a split system to give the extra convenience. The family bathroom has a sparkling shower and bathtub, together with the hot water controller that provides your family with all year comfort. A separate toilet with hand basin caters for those busy school and work mornings while a walk-through laundry offers exterior access.

Step outdoors and embrace sweeping lawns and established gardens which add a fresh botanical flavour. A generous verandah provides a comfortable space for your alfresco entertaining while a handy garden shed provides the utilities. An established built-in bar is ready for your entertainment as well.

Other features we love about this home:

- Security system
- Solar panels
- Upgraded flooring and roofing

There is parking for 2 cars under the carport. This family home is situated on an unbeatable location: Modbury High School, Tafe, O-Bahn, Tea Tree Plaza Shopping Centre and Modbury Hospital, all just around the corner. What else to impress you?

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



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## More About this Property

<b>Property ID</b>	2CQ5FDZ
<b>Property Type</b>	House
<b>Land Area</b>	464 m2
<b>Including</b>	Air Conditioning Alarm Courtyard Dishwasher Built-in-Robes Solar Panels

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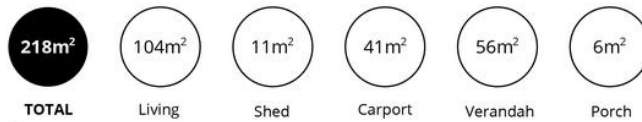
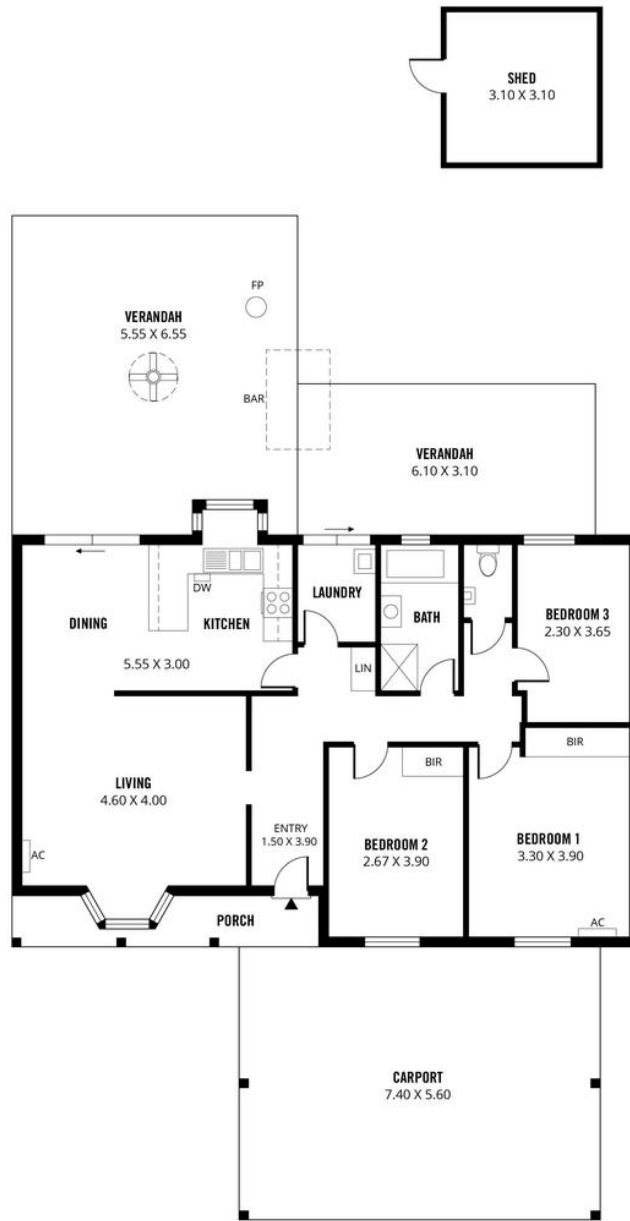
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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