







28 Welloch Street, Modbury

A Great Opportunity in a Convenient Modbury Location

Positioned perfectly in this highly sought-after pocket of Modbury, this solid brick home was originally constructed in 1974 and is set on a generous allotment of approximately 640sqm, boasting an impressive frontage of approximately 19.20 metres.

Offering plenty of potential, this home presents a fantastic opportunity for those looking to add their own personal touch and bring their vision to life!

Features to love:

- Three bedrooms
- Solid brick construction
- Central kitchen with ample storage, breakfast bar and electric cooktop
- Light-filled living area with a serene outlook over the reserve
- Undercover entertaining area, perfect for enjoying the afternoon sun
- Ample off-street parking with carport and drive-through access to the garage/workshop
- Large rear garden with plenty of lawn for the kids and family pet to enjoy

3 1 1

FOR SALE
$800,000

VIEW
By Appointment

AGENTS

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AGENCY
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Interested parties must rely solely on their own enquiries.

LJ Hooker

With so much potential to make this home your own, you'll also love the convenience of having everything you need right at your doorstep. Enjoy easy access to major shopping and popular eateries at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, local shops and trendy cafés, the O-Bahn, and a variety of public and private schools.

Spend quality family time at the nearby Baymor Reserve, and with North East Road just a stone's throw away, commuting to the Adelaide CBD is a breeze!

With location, land and potential all on offer, this is an opportunity you simply don't want to miss, 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	2DUVGJU
Property Type	House
House Size	111 m2
Land Area	640 m2











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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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