






3 Baymor Court, Modbury

Space for Every Generation to Live, Grow & Thrive!

Tucked in a peaceful cul-de-sac on an impressive approx. 710m² allotment, this substantial two-storey home presents a truly rare opportunity in the heart of Modbury. Offering seven genuine bedrooms across two spacious levels, this is the kind of home that opens the door to possibilities many buyers struggle to find. Space for growing families, comfort for multi-generational living and outstanding potential for investors seeking strong rental appeal.

From the moment you arrive, there is a sense of scale and opportunity. Homes with this much accommodation are few and far between, particularly in such a well-connected family location. Whether you are bringing together extended family under one roof, searching for room for children to grow into, or simply wanting the flexibility to adapt your home as life changes, this property offers the space to do it all.

Inside, the flexible layout allows every member of the household to enjoy their own place and privacy, while still coming together in shared living areas. Parents can enjoy separation from children, teenagers can have their own retreat, grandparents can live comfortably with independence and spare rooms can easily become a

7  2  6 

FOR SALE
\$1,050,000 - \$1,150,000

VIEW
Sat 13th Jun @ 1:00PM - 1:30PM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

nursery, study, guest bedroom or home office. It is a home designed not just for today, but for the many stages of life still to come.

For larger families, imagine finally having enough bedrooms for everyone, AND space left over for a dedicated office, games room or hobby room. For multi-generational households, picture the ease of having loved ones close by while maintaining the comfort that comes with a two-level design. For buyers who have outgrown standard homes and need genuine space, this is a rare solution ready to be enjoyed immediately.

Investors will recognise the outstanding value on offer. With seven bedrooms already established, the property presents exciting potential for room-share accommodation, student housing or a high-yield rental opportunity (subject to any required approvals). The size, layout and location combine to create broad tenant appeal, particularly for those seeking affordable shared living close to major amenities and public transport.

The home is comfortable and liveable as it stands, while also offering scope to modernise and add value over time. Renovate in stages, update the interiors to suit your style or reimagine the spaces into a contemporary family haven that reflects your vision.

Outside, the generous allotment offers room for children to play, gardens to flourish, entertaining areas to take shape or future enhancements to further maximise the property.

What We Love:

- Rare offering of seven genuine bedrooms across two spacious levels
- Approx. 710m² allotment in a quiet and family friendly cul-de-sac
- Master suite both upstairs and downstairs
- Ducted reverse cycle a/c across both levels with remote access
- 20 Solar panels
- CCTV & security system with remote access
- Remote controlled double roller doors
- Excellent option for multi-generational living with privacy and flexibility
- Strong potential for room-share or student accommodation investment
- Large shed with split zones for flexible storage options

Perfectly positioned just moments from Tea Tree Plaza, the O-Bahn Interchange, local schools, parks and the Linear Park trail, this is a location that makes everyday life easy. Shopping, commuting, recreation and education are all within easy reach.

Properties offering this much space, flexibility and future potential are exceptionally hard to find. Whether you are upsizing, accommodating extended family, investing wisely or creating your forever home, this is an opportunity to secure something genuinely special 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.

Should this property be scheduled for auction, the Vendor's

Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2E7UFDZ
Property Type	House
Land Area	710 m2
Including	Toilets (3)

Luke Mitchell 0411 703 055

Sales Consultant | luke.mitchell@ljhadelaidemetro.com.au

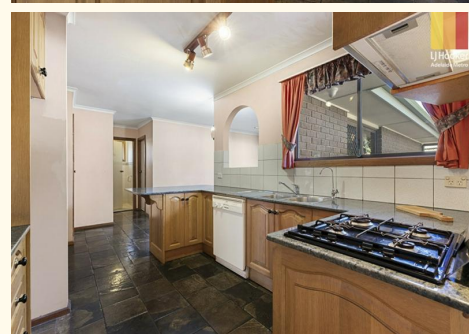
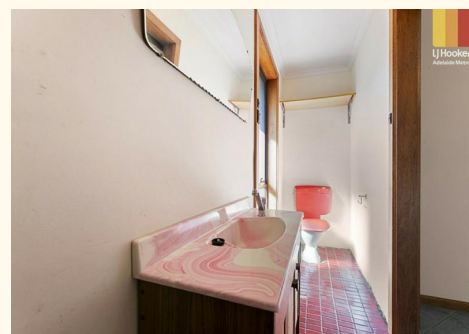
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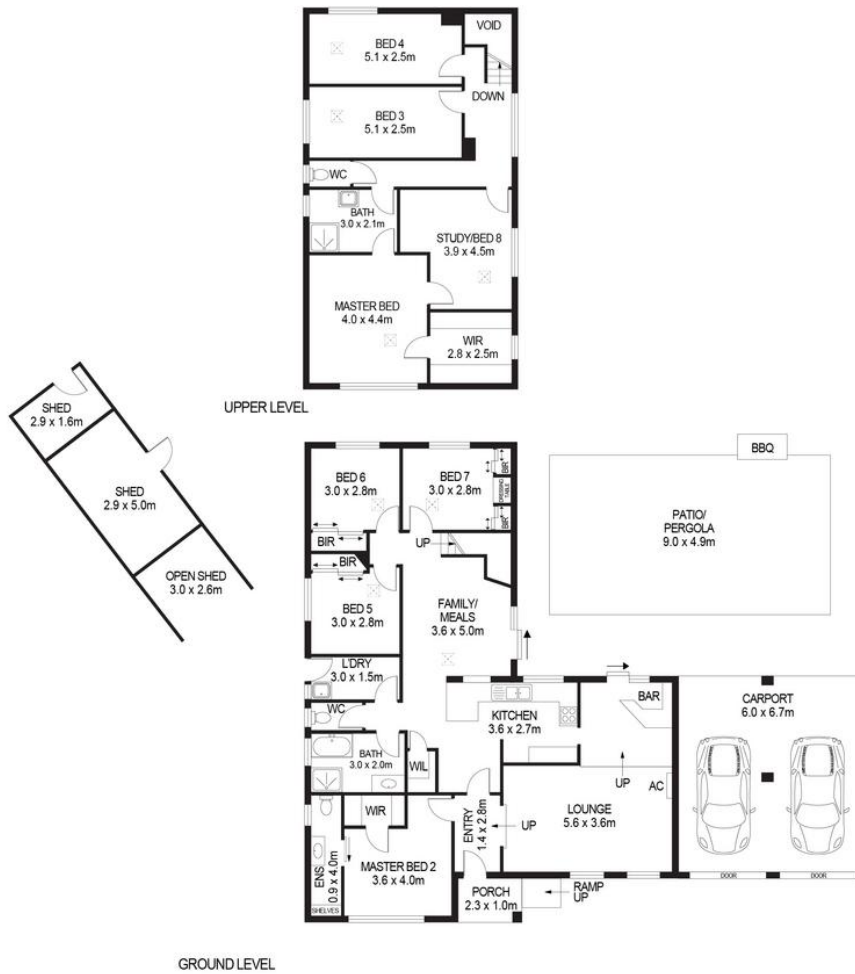
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DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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