







3 Benton Court, Modbury

When Opportunity Knocks!

Auction Location: 3 Benton Court, Modbury SA 5092

Originally constructed in 1971 and having been thoroughly loved and enjoyed for generations, the time has come for its next owner to bring their own ideas and plans to life.
Set on a generous allotment of approximately 710sqm and advantageously located within the Housing Diversity Neighbourhood Zone under the City of Tea Tree Gully, the property offers fantastic scope for future redevelopment, subject to Planning Consent.

Perfectly positioned in one of Modburys most sought-after pockets, everything you could ever need is simply moments away!

Features you'll love:
- Three generous bedrooms
- Easy-care floorboards throughout the living and kitchen/dining
- Ducted evaporative cooling and split system heating / cooling
- Solid Brick construction
- Central kitchen with ample bench space and storage, electric oven and double sink
- Gas connected to the property with Gas-hot water service
- Large manicured gardens with undercover entertainment area and lawn area

3 1 2

FOR SALE
$930,000

AGENTS
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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.

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- Sufficient secure off-street parking ability to park several cars off-street with double carport
- Detached workshop/garage
- Zoned advantageously to the HDN zoning policy
- Within walking distance to Westfield Tea Tree Plaza, Modbury Hospital and The O-bhan

This is a rare opportunity to secure a quality property in a highly desirable location.
No matter your situation, this property is sure to impress!

Ideally positioned in a quiet court and within walking distance of major retailers and popular eateries at Westfield Tea Tree Plaza, Modbury Hospital, a variety of public and private schools and early learning centres, you'll also enjoy being just moments from Grenache Reserve & Playground and Civic Park. With plenty of public transport options nearby, including easy access to the O-Bahn, commuting to the Adelaide CBD is a breeze!

This property deserves your attention, and with so much on offer, it simply won't last long.
Contact Ryan Graham today to ensure you don't miss out on this fantastic opportunity!

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	2DURGJU
Property Type	House
House Size	100 m2
Land Area	710 m2











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228m²	97m²	44m²	26m²	5m²	56m²
TOTAL	Living	Verandah	Garage	Porch	Carport

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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