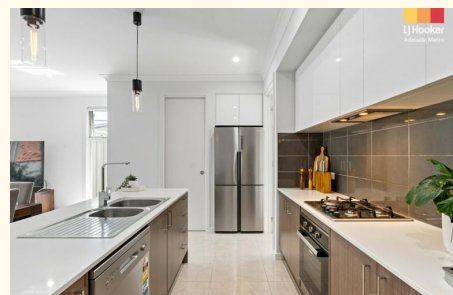


Sold






3 Princess Drive, Modbury

Sold by Julian Rullo of LJ Hooker Adelaide Metro

Discover the perfect balance of comfort, style and convenience in this beautifully presented three bedroom home, built in 2019 with over 229sqm of build. Designed with modern living in mind, it's ideal for first home buyers, young families and astute investors seeking a low maintenance lifestyle in a highly convenient location.

Bathed in natural light throughout, the home exudes warmth and comfort from the moment you step inside. At its heart lies the open plan kitchen/living and dining area, effortlessly flowing into a covered outdoor entertaining space, perfect for hosting family gatherings, barbecues or simply enjoying quiet evenings. The kitchen is a delight for home cooks, boasting stone benchtops, a dishwasher, gas cooktop and generous storage to meet all your culinary needs.

Upstairs, the main bedroom offers a true retreat complete with a walk-in robe, private ensuite, and its very own balcony, the perfect spot to enjoy your morning coffee or unwind at the end of the day. The remaining two bedrooms are both well proportioned, each fitted with mirrored built-in robes and serviced by the modern main bathroom, ensuring privacy and space for everyone. A second living area offers flexibility for a study, playroom or media space, allowing the home to

3  2  2 

FOR SALE
Contact Agent

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.

 **LJ Hooker**

adapt to your lifestyle.

What You'll Love;

- Torrens Titled
- 229sqm of build
- Built in 2019
- Main bedroom with walk-in robe and ensuite
- Light filled open plan design
- Two generous living areas
- Outdoor entertaining area under the main roof
- Double garage with internal access
- Reverse cycle air conditioning

Perfectly positioned, the home is within walking distance of Baymor Reserve, complete with a playground, basketball court, cricket nets and open play areas. You'll also enjoy proximity to Tea Tree Plaza, the O-Bahn interchange, Modbury Hospital, Bunnings Warehouse, Valley View Golf Course and local sporting clubs, everything you need for a convenient and connected lifestyle.

Don't miss the opportunity to secure this stylish, light filled home that combines comfort, practicality and contemporary appeal in one exceptional package.

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	WRDFDG
Property Type	House
Including	Ensuite
	Toilets (2)

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RWT



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Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.