



34 Meadowvale Road, Modbury




An Investment That Feels Like Home!

With the option to purchase this home fully furnished, and set in this tranquil location opposite Meadowvale Reserve and within walking distance to the heart of Modbury, this home presents a fantastic investment for the savvy investor amongst us and has served as a profitable Airbnb for the current owner (financials available upon request).

Add to the mix this home's proximity to all amenities, low-maintenance design and flat allotment and it's also the perfect fit for those looking to downsize!

Features to Love:

- Flexible floorplan with potential for four bedrooms or two living areas
- Master bedroom and bedrooms 2 and 3 with built-in robes
- Ceiling fans in all bedrooms and living areas
- Ducted gas heating and ducted cooling for year-round comfort
- Central kitchen with breakfast bar, ample storage and bench space, gas cooktop, electric oven and dishwasher
- Dual bathrooms, family bathroom with shower and bath, additional bathroom with shower and toilet

4  2  1 

FOR SALE
\$950,000

VIEW
By Appointment

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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**

- Secure off-street parking with single garage featuring automatic roller door and internal access
- Corner allotment with additional side gate for access to the rear yard
- Undercover entertainment area - the ideal spot to host the family BBQ or enjoy the afternoon sun
- Option to purchase fully furnished, ready to enjoy or rent from day one
- Proven short-stay income stream, currently operating as a profitable Airbnb with financials available upon request

This is a home and a location you will simply cherish as your own. Perfectly positioned on Meadowvale Road, you'll find yourself conveniently located within walking distance to all the major retailers and eateries at Westfield Tea Tree Plaza, as well as Modbury Hospital, Civic Park and the O-Bahn, allowing for a seamless commute into the Adelaide CBD.

With the option to set and forget as an income producing short-stay accommodation or enjoy as your own home, this is more than just a property it's an opportunity to secure a versatile investment in a prime location.

Don't let this become a missed opportunity, enquire 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

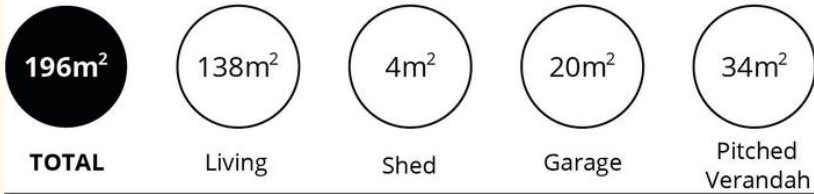
MORE DETAILS

Property ID	2D4DGJU
Property Type	House
House Size	153 m2
Land Area	338 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ryan Graham 0400 912 287
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LJ Hooker Property Specialists (08) 8289 6660
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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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