



Modbury, 38-40 Berryman Drive

The Developers Dream - Prime Land, Endless Opportunities!

Auction Location: 38/40 Berryman Drive, Modbury SA 5092

An exceptional opportunity awaits to unlock the future potential of this dream allotment. Showcasing a super wide 24m frontage (approx.) overlooking Sir Frank Berryman Reserve with its large sprawling grass reserve.

The land is a whole 734m² (approx.) with no easements allowing you to explore subdivision possibilities (Subject to planning approvals). The existing home can be lived in or rented out while you seek approvals, it features multiple living spaces, central kitchen, spacious backyard and ample off-street parking.

Whether you're strolling across the park to Clovercrest Village for your daily essentials or indulging in a quick five-minute trip to Tea Tree Plaza for some retail therapy, this location



Disclaimer: 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.



For Sale

Auction Saturday 23rd August at 2:30pm on-site

View

ljhooker.com.au/2C55GJU

Contact

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LJ Hooker Property Specialists
(08) 8289 6660

offers unbeatable convenience.

Features Include:

- * Large 734m² (approx.) block with no Easements
- * 24.08m frontage / rectangle shape block / 30.48m deep
- * Three bedrooms, all with built in robes
- * Master bedroom with his and hers wardrobe
- * Multiple living areas
- * Kitchen with gas cooktop, dishwasher and cupboard pantry
- * Separate shower, bath and convenience of two toilets
- * Spacious backyard with two sheds
- * Solar panels
- * Single carport with additional driveway parking
- * Close to shops, schools and park views!

Commuting to the heart of Adelaide is made with ease via the Tea Tree Plaza O'Bahn Interchange. Nearby quality education can be found only moments away at Para Vista Primary School and Good Shepard Lutheran School.

With fewer large allotments such as this coming to the market, this is the dream home and block to sink your teeth into.

Don't just imagine the potential, make it yours!
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



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More About this Property

Property ID	2C55GJU
Property Type	House
House Size	140 m2
Land Area	734 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Secure Parking Fully Fenced Solar Panels

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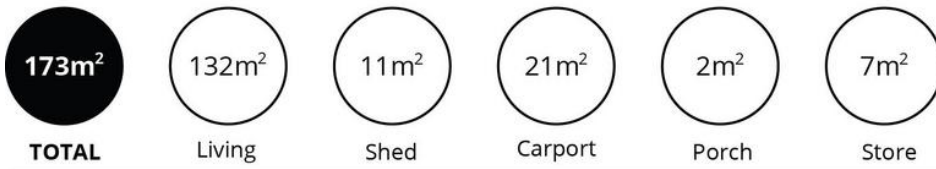
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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