



39 Altola Road, Modbury

Great Family Home In A Perfect Location!

Auction Location: 39 Altola Road, Modbury SA 5092

Have you been waiting for a modern and stylish new home? Look no further than this low maintenance 2018 family home built by Weeks Homes! Set on an impressive Torrens Titled allotment of approx. 472 sqm and with meticulous planning, this home's design has been carefully thought out and executed to precision leaving you with a stunning home that includes high-quality fixtures and fittings and impeccable finishing!

The only thing left for you to do is to simply move in and enjoy!

Features you will love:

- Four generous bedrooms, all with ceiling fans
- Spacious master bedroom at rear of the property with walk-in robe and ensuite
- Bedrooms 2 and 3 featuring built-in robes
- Flexible floorplan with multiple living areas
- Window tinting installed to most windows within the property
- Built by Weeks Homes with a steel frame construction
- Double glazed windows in media room and study

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FOR SALE
SOLD AT AUCTION

AGENTS

Ryan Graham
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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**

- LED downlights installed throughout the home and freshly painted interior
- A kitchen fit for a chef with a large island benchtop, stone benchtops throughout, 900mm gas-cooktop and electric oven with a full length mirrored splash back, double sink with filtered tap water, butler's pantry with sufficient storage and large fridge cavity
- Ample storage throughout the home with additional hallway cupboards
- 2.7 metre approx. ceiling height throughout the home
- Three-way master bathroom with double vanity and featuring floor to ceiling tiles
- Year-round comfort with ducted reverse cycle heating and cooling
- Peace of mind living with six security cameras installed to the exterior of the home
- Solar system installed
- Large outdoor entertainment area the ideal spot for hosting the family BBQ with enough lawn for the family pet and several fruit trees including peach, nectarine, plum, cherry, apple and lemon!
- Ample off-street parking with double garage with both internal and external access along with double driveway

No matter what your situation is this modern family home is sure to tick all the right boxes!

Simply enjoy all the benefits that come with living in this sought-after location, the convenience of having the Clovercrest Village on your doorstep and only moments away from the major retailers and trendy eateries at the nearby West Field Tea Tree Plaza. You'll also be close to Anstey's Hill Recreation Park, Modbury Hospital, the O-Bahn, Civic Park, local sporting clubs and both public and private schools. With plenty of public transport options, getting to the Adelaide CBD is a breeze!

With high-quality homes in short supply, this one simply won't last register your interest with Ryan Graham 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	2C77GJU
Property Type	House
House Size	217 m2
Land Area	472 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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CLOTHES LINE



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. Produced by The Fotobase Group

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