



Modbury, 3A Princess Drive

Sold By Julian Rullo & Mario Bonomi

Auction Location: On-site

Discover the perfect blend of comfort and convenience in this charming three-bedroom home, built in 2019. Ideal for first home buyers, investors and young families, this residence is bathed in natural light, creating a warm and inviting atmosphere throughout and situated on an easy care allotment.

The heart of the home lies in the open plan kitchen and dining area, seamlessly flowing into a covered outdoor entertaining space, perfect for hosting gatherings or enjoying quiet evenings. The kitchen itself is a chef's delight, complete with stone benchtops, a dishwasher and ample cupboard space to accommodate all your culinary needs.

Upstairs you'll find three bedrooms, the main bedroom is a true retreat, featuring a walk-in robe and a private ensuite. Whilst the remaining two are well-sized bedrooms, each

3 2 2

For Sale
Auction \$750,000

View
ljhooker.com.au/WN6FDG

Contact
Julian Rullo
0407846417
julian.rullo@ljhadelaidemetro.com.au
Mario Bonomi
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au



LJ Hooker Glynde
(08) 8336 3899

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.

equipped with mirrored built-in robes, are serviced by the main bathroom, ensuring ample space and privacy for the entire family.

The second living area offers additional space for relaxation or entertainment, providing a versatile layout to suit your lifestyle.

What you'll love;

- Built in 2019
- Main bedroom boasts WIR and ensuite
- Bathed in natural light
- Two living areas
- Large outdoor entertaining area
- Double garage with internal access
- Reverse-cycle air-conditioning

Take advantage of the many features nearby which include walking distance to Baymor Reserve, featuring a playground, basketball court, cricket nets and play areas. Centrally located just a few kilometres from major shopping precinct Tea Tree Plaza, the O-Bahn bus interchange, Modbury Hospital, Bunnings Warehouse, Valley View 18-hole Par 3 golf course, local soccer clubs and much more.

Don't miss the opportunity to make this light-filled, well-appointed home yours. Experience the comfort and functionality designed to cater to your every need.

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



LJ Hooker Glynde
(08) 8336 3899

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.

More About this Property

Property ID	WN6FDG
Property Type	House
Including	Ensuite Toilets (3)

Julian Rullo 0407846417

Sales Consultant | julian.rullo@ljhadelaidemetro.com.au

Mario Bonomi 0412 080 993

Principal | mario.bonomi@ljhcommercialadelaide.com.au

LJ Hooker Glynde (08) 8336 3899

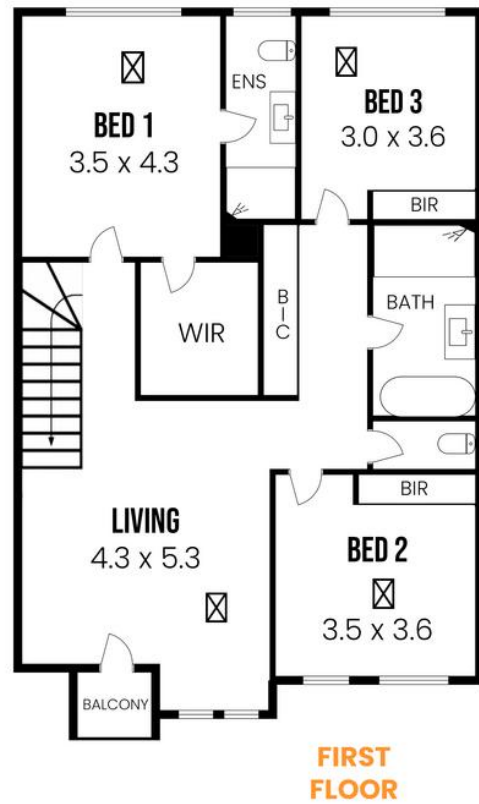
2a Portrush Road, PAYNEHAM SA 5070

glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au



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.

LJ Hooker Glynde
(08) 8336 3899



3A Princess Drive, Modbury SA 5092

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.