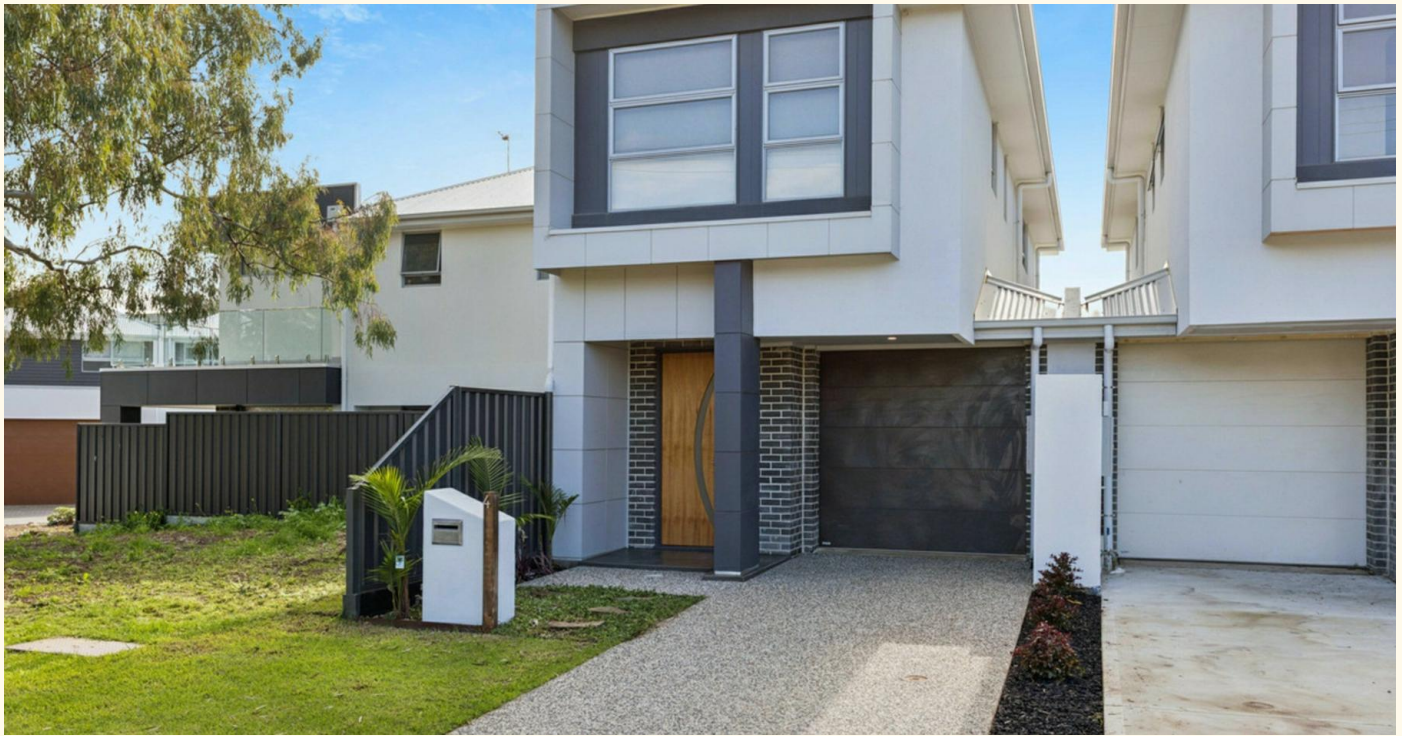




4 Glengyle Avenue, Modbury

Easy To Love And Ready For You!

Constructed in 2022, this Torrens Titled home has been beautifully appointed and thoughtfully designed to offer contemporary living at its finest. Showcasing quality finishes and a practical floorplan tailored to modern lifestyles, it delivers a seamless blend of comfort, functionality, and style. Ready to be enjoyed from day one, this is a home and a location you will love calling your own!

Features to love:

- Three bedrooms master with ensuite and wall length built-in robe
- Bedrooms 2 and 3 with built-in robes
- Additional under stair storage and upstairs built-in cupboards
- Ducted reverse cycle heating & cooling ideal for year round comfort
- Floor to ceiling tiles in bathrooms with Velux skylights
- Central kitchen with stone benchtops, gas-cooktop, electric oven and dishwasher
- 2.7meter ceiling height throughout *approx.
- Convenient third toilet located in the downstairs powder room
- Easy care floor boards throughout the home
- Outdoor entertaining area with mounted electric heater and enough lawn for the family pet

3 2 1

FOR SALE

\$790,000 - \$830,000

VIEW

Sat 18th Jul @ 12:45PM - 1:15PM

AGENTS

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

Ashley Palazzo
0414 347 884
ashleyp@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.



- Sufficient off-street parking with single garage automatic roller door and internal access

Perfectly positioned in the heart of Modbury, you'll enjoy the convenience of Westfield Tea Tree Plaza, Modbury Hospital, quality schools, public transport, Civic Park and the O-Bahn Interchange all within easy reach, while the Adelaide CBD is only a short commute away.

Whether you're searching for your next home or a quality investment, this is an outstanding opportunity not to be missed.

Register your interest 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	2DPSGJU
Property Type	House
House Size	142 m2
Land Area	145 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

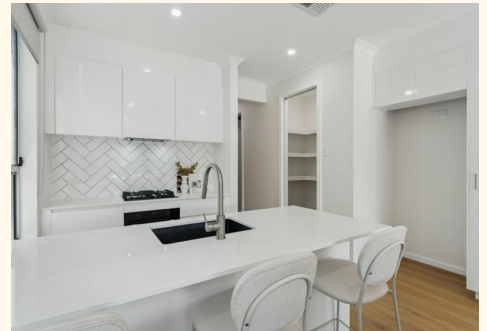
Ashley Palazzo 0414 347 884

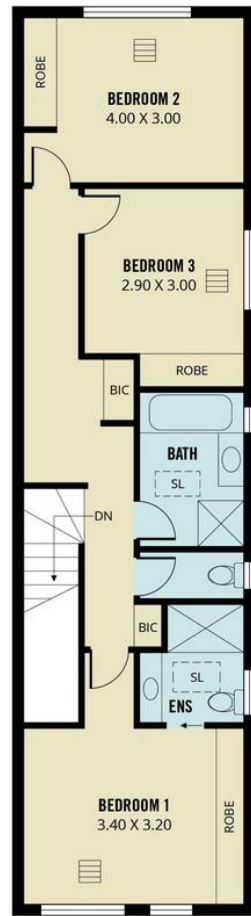
Sales Specialist | ashleyp@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

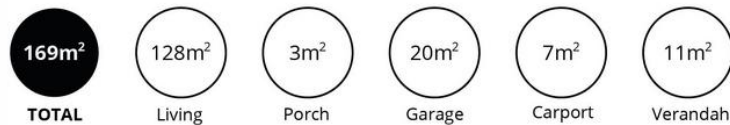
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





UPPER LEVEL



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