

4B Glengyle Avenue, Modbury

Modern, Stylish and Ready For You!

Auction Location: 4B Glengyle Avenue, Modbury SA 5092

Perfectly blending modern design with everyday comfort. This Torrens titled home offers a lifestyle of convenience, quality, and easy living.

From its thoughtfully designed floorplan to its stylish finishes, everything has been completed so you can move straight in and make yourself at home.

Features you will love:

- Three bedrooms, master with walk-in robe and ensuite with floor to ceiling tiles
- Bedrooms 2 and 3 with built-in robes
- Spectacular floor to ceiling tiles in both bathrooms
- Alarm system installed
- Powder room on the ground level
- 2.7metre ceiling height throughout
- Ducted reverse cycle heating & cooling for year-round comfort
- LED downlights installed throughout the home
- Central kitchen with stone bench and breakfast bar, gas-cooktop, electric oven, dishwasher and sufficient storage

3  2  2 

AUCTION

Sat 4th Jul @ 11:00AM

VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

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.

 **LJ Hooker**

- Generous outdoor entertainment area with electric awning, outdoor BBQ / Kitchen and exposed concrete. The ideal spot to host the weekend BBQ!
- Sufficient off-street parking with secure double carport with automatic panel lift roller door

This is a home and a location you will simply treasure as your own!

Ideally situated on Glengyle Avenue, enjoy the convenience of having all the major retailers and popular eateries of Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn within walking distance, while still being only a short commute from the Adelaide CBD.

With high-quality homes in short supply, this one simply won't last.

Make sure you register your interest with your Modbury area specialist, Ryan Graham today to ensure you don't miss the opportunity to secure this gem!

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	2DJ1GJU
Property Type	House
House Size	136 m2
Land Area	168 m2
Including	Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

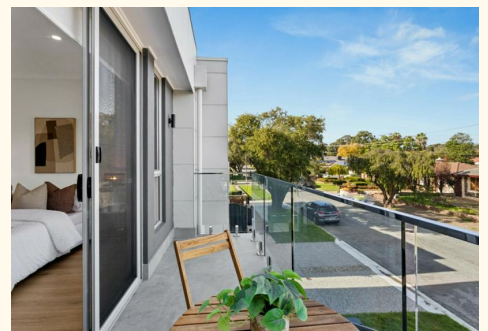
Ashley Palazzo 0414 347 884

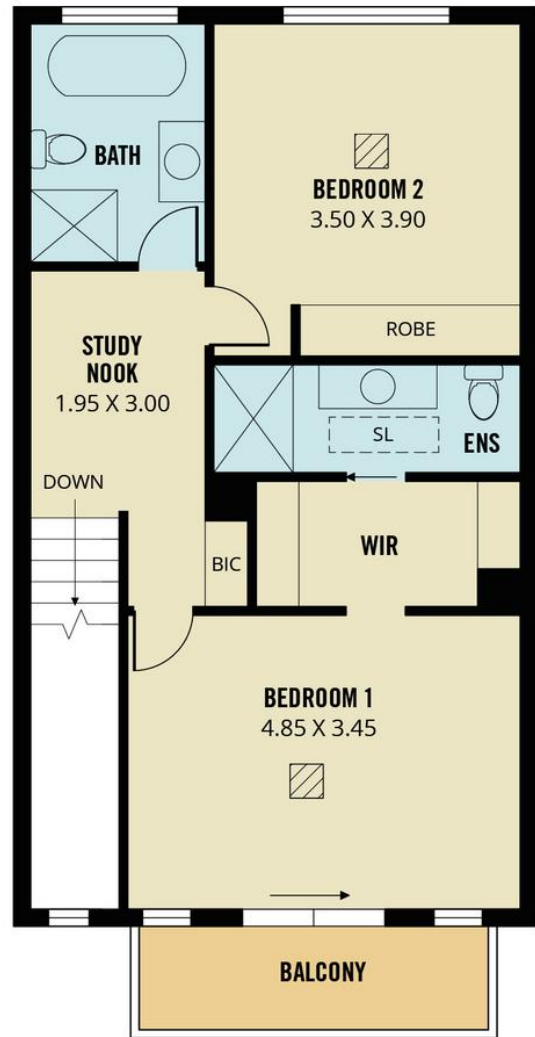
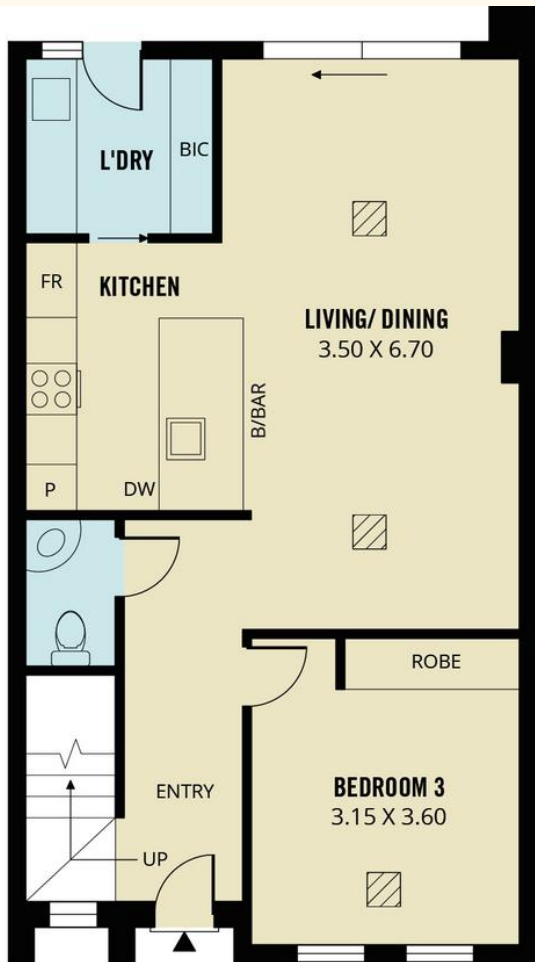
Sales Specialist | ashleyp@ljhsales.com.au

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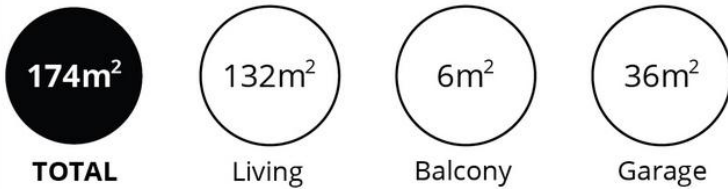
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

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.

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