



4C Glengyle Avenue, Modbury

## Easy to Love and Lots to Enjoy!

Beautifully presented from top to bottom, this outstanding home is sure to tick every box. Ideal as a first home for those beginning their homeowner journey or as a low-maintenance, set-and-forget addition to an investment portfolio.

The thoughtfully designed floor plan maximises living space and bedroom comfort, while still delivering all the extras you've been hoping for.

What to love:

- Master bedroom complete with built-in robes and a private ensuite, enhanced by a skylight that fills the space with natural light
- Bedrooms 2 and 3 both feature built-in robes for practical storage
- Scandinavian-inspired kitchen, showcasing beautiful natural stone bench tops and backsplash, breakfast bar, gas cooktop, generous bench space and a walk-in pantry
- Bathrooms finished with large-format tiles laid floor to ceiling, delivering a cohesive and modern look
- Open-plan living area, seamlessly connecting to the outdoor entertaining space
- Convenient third toilet located in the downstairs powder room
- Zoned ducted reverse cycle air conditioning providing year-round comfort

3 2 1

**FOR SALE**  
\$830,000

**VIEW**  
By Appointment

### AGENTS

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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.



- High 2.7m ceilings and down lights enhance the sense of space throughout
- Automatic panel-lift garage offering secure off-street parking

Perfectly positioned within walking distance of Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn, making the commute to the Adelaide CBD quick and effortless. Add to this the close proximity to multiple walking trails and you have a location and a home that truly delivers an exceptional lifestyle.

Don't let this opportunity pass you by, 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

## MORE DETAILS

Property ID	2CWWGJU
Property Type	House
House Size	142 m2
Land Area	145 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

### Ashley Palazzo 0414 347 884

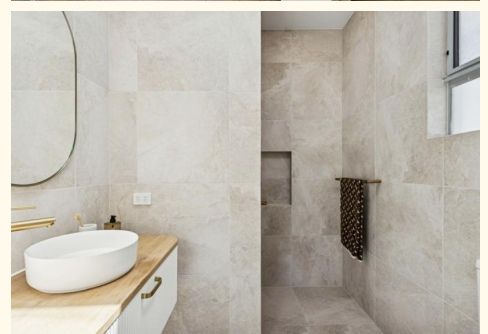
Sales Specialist | ashleyp@ljhsales.com.au

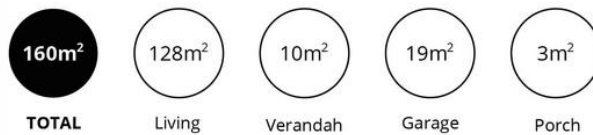
### Ryan Graham 0400 912 287

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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. Produced by The Fotobase Group