

5 Capulet Crescent, Modbury

## When Opportunity Knocks!




Auction Location: 5 Capulet Crescent, Modbury SA 5092

What an opportunity! Originally constructed in 1973 and set in a premier, tightly held pocket of Modbury, this property is positioned where everything you could ever need is only moments away. Sitting proudly on a generous allotment of approx. 640sqm, with no easements or encumbrances and boasting a street frontage of approx. 19.81 metres.

This home is ready for its next chapter and offers a user-friendly layout. The home is in need of some elbow grease and is a fantastic opportunity for those with the skill set and vision to put in the work and reap the rewards or perhaps remove the existing dwelling and build your dream home in this popular location (STPC). For the savvy investors amongst us, with this large street frontage and generous allotment, there is the potential to subdivide, subject to planning consent (STPC).

Features Include:

- Three bedrooms, master with ceiling fan
- Flexible floor plan with multiple living areas and separate dining
- Split system heating/cooling in the lounge area
- Kitchen with breakfast bar, gas-cooktop and electric oven and

3  1  1 

**FOR SALE**  
\$749,000

### AGENTS

Ryan Graham  
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ryang@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- walk-in pantry
- Generous entertainment area with concreted veranda/carport and paved rear yard
- Ample off-street parking with single carport
- Within walking distance to local shops and public transport

Set in a location you will truly treasure as your own, enjoy quality family time at nearby reserves including Berryman Reserve and Bendigo Reserve. The home is also within walking distance of local shopping at Clovercrest Village and several schools, including Modbury West and Prescott Primary.

Add to this the convenience of being just a stone's throw from major retailers and popular eateries at Westfield Tea Tree Plaza, Modbury Hospital and Civic Park, along with a range of public transport options. Commuting to the Adelaide CBD via the O-Bahn is quick and effortless.

Do not miss out on your chance to secure this gem. 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

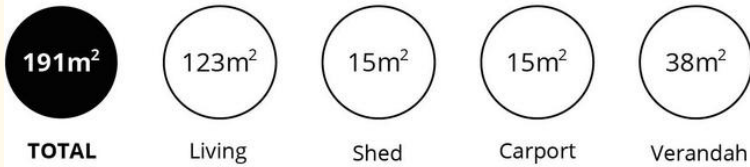
## MORE DETAILS

Property ID	2CTPGJU
Property Type	House
House Size	145 m2
Land Area	640 m2

**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.

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