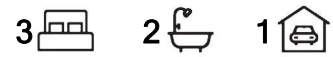




## Modbury, 6/14 Carty Avenue

Coming Soon - Brand New Torrens Title Homes - House & Land Package Fixed Price



**For Sale**  
\$675,000

**View**  
[ljhooker.com.au/XUQHDM](http://ljhooker.com.au/XUQHDM)

**Contact**  
**Lisa Xu**  
0432 235 818  
[lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

First Home Owners Grant\* is available, please refer to the Revenue SA website for eligibility criteria and further information.

You'll love the easy access to Tea Tree Plaza which offers many department store options, as well as boutique shops and cafes to try. Modbury Hospital is close by, ideal for students or workers.

\*The First Home Owner's Grant is offered by RevenueSA and is subject to eligibility criteria as determined by RevenueSA. Prospective purchasers must make their own enquiries. The vendor and the agent make no representation in relation to the Property or Purchaser's eligibility to obtain the grant.

Note: All render images are artistic impressions only which may not represent the exact



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**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.

completed product. The selections shown are for illustrative purposes only and may differ to the final product. Purchasers are to make their own enquiries regarding the inclusions and specifications for each dwelling.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629 less

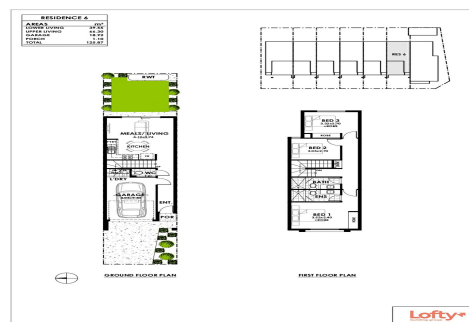


## More About this Property

<b>Property ID</b>	XUQHDM
<b>Property Type</b>	House
<b>Including</b>	Ensuite Air Conditioning Alarm Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Heating

**Lisa Xu 0432 235 818**  
Sales Executive | [lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

**LJ Hooker Mile End | Woodville (08) 8352 7111**  
206A Henley Beach Road, TORRENSVILLE SA 5031  
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)

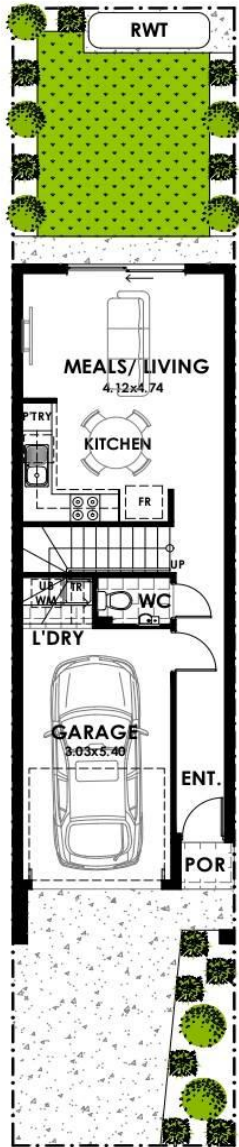
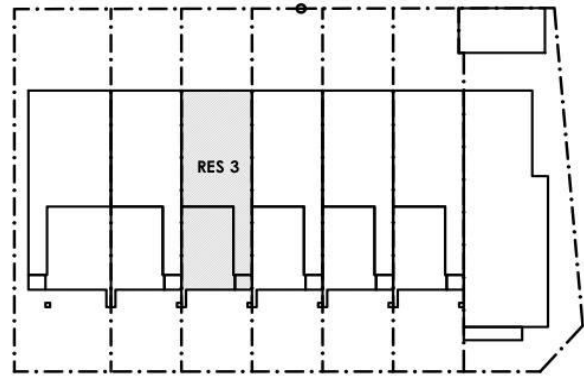


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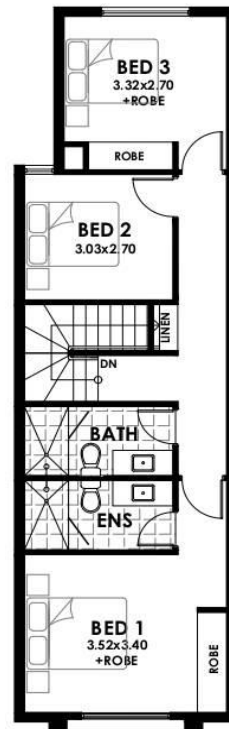
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**RESIDENCE 3**

AREAS	m <sup>2</sup>
LOWER LIVING	39.55
UPPER LIVING	66.30
GARAGE	18.92
PORCH	1.10
TOTAL	125.87



GROUND FLOOR PLAN



FIRST FLOOR PLAN

