

## Modbury, 6 Berryman Drive

Stop The Search!

Have you been waiting for a modern and stylish new home? Look no further than this low-maintenance 2022 built family home.

With meticulous planning, this home's design has been carefully thought out and executed to precision, leaving you with a stunning home that includes high-quality fixtures and fittings and impeccable finishes! The only thing left for you to do is to simply move in and enjoy!

Features you'll love:

- \* Master bedroom with ensuite & walk-in robe
- \* Bedrooms 2 & 3 with built-in robes and quality carpet
- \* Double sinks in ensuite bathroom, stone benchtop & two LED mirrors
- \* Spectacular floor-to-ceiling tiles in both bathrooms
- \* Three-way master bathroom with stone benchtop & LED mirror



**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.

3 2 1

**For Sale**  
\$760,000

**View**  
[ljhooker.com.au/2A8EGJU](https://ljhooker.com.au/2A8EGJU)

**Contact**  
**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \*Ducted zoned reverse cycle heating & cooling throughout
- \* Approx. 2.7metre ceiling height throughout the home
- \* Upgraded fixtures throughout the home
- \* Stunning kitchen with central island counter with a stone benchtop, stainless steel appliances including 900mm gas cooktop, oven, double sink, dishwasher & ample storage
- \* Multiple open light-filled living areas
- \* Spacious laundry with in-built linen cupboards & stone benchtop
- \* Single garage with automatic roller door for secure parking with internal and external access
- \* Alfresco perfect for the family BBQ or taking in the afternoon sun
- \* Sufficient lawn for the family pet & rainwater tank installed
- \* Less than 2kms to the Westfield Tea Tree Plaza & The O-Bahn

Whether you are a first home buyer, busy professional, investor, or simply downsizing, this ultra-modern home is sure to tick all the boxes! Ideally situated on Berryman Drive, enjoy the convenience of having Clovercrest Village & the Berryman Reserve on your doorstep, and you are only ever a stone's throw from all the major retailers & restaurants at the Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, The O-Bahn, local sporting clubs, local schools both public & private.

Add to the mix public transport that is within walking distance making commuting into the Adelaide CBD a breeze!

This is a home that simply deserves a visit, you won't want to let this become another missed opportunity. Enquire 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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## More About this Property

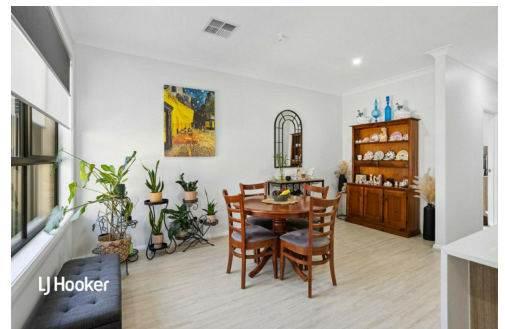
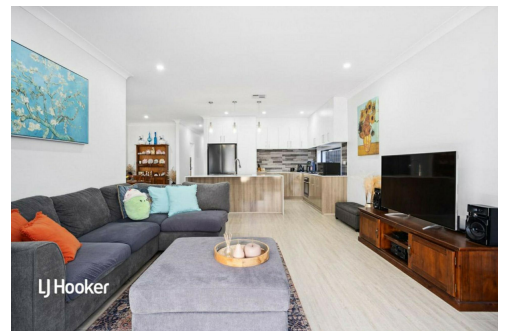
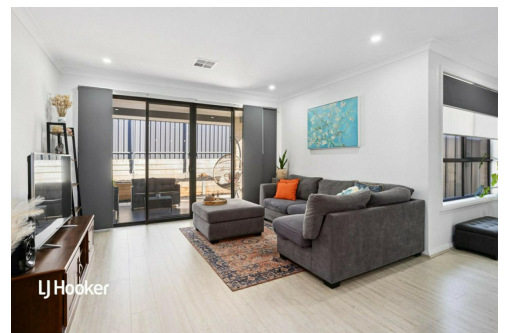
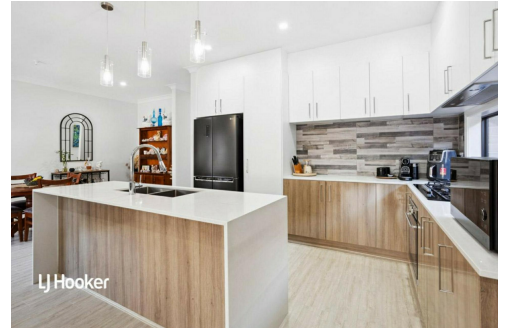
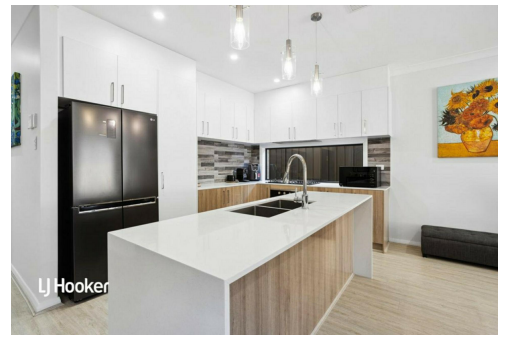
Property ID	2A8EGJU
Property Type	House
House Size	158 m <sup>2</sup>
Land Area	291 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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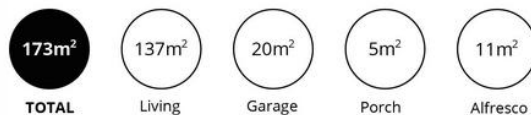
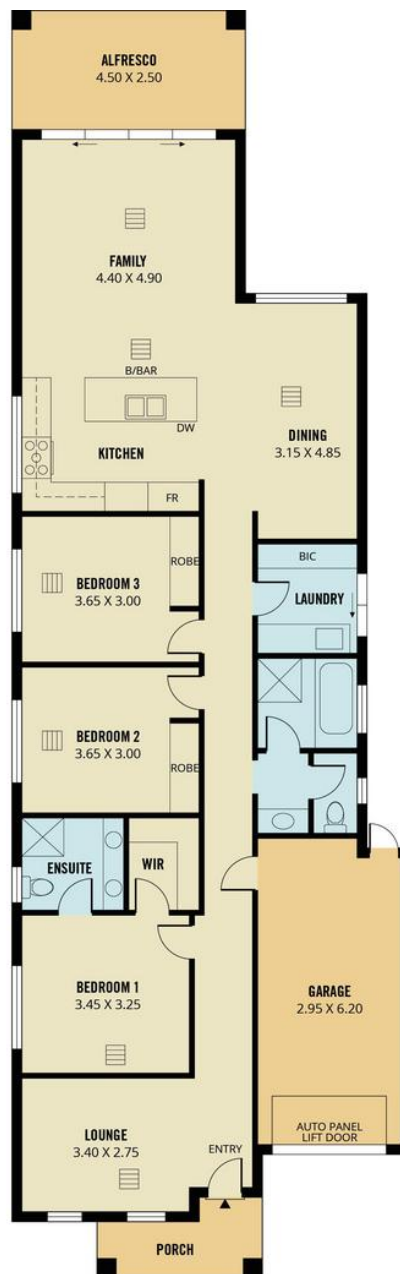
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group