



6 Glover Street, Modbury

Your Next Project Starts Here!

Auction Location: 6 Glover Street, Modbury SA 5092

Positioned in a convenient Modbury location, 6 Glover Street presents an opportunity for developers, investors and renovators alike. Set on a generous 860sqm (approx.) Torrens titled allotment with an estimated 21.6m frontage, easement-free block, the property offers plenty of scope to explore future possibilities (STCC).

Features include:

- Three spacious bedrooms
- Kitchen overlooking the backyard with freestanding gas cooktop, breakfast bar and walk-in pantry
- Split system air conditioning
- Separate laundry area
- Small storage shed
- Powered and lined garage with space for 2 vehicles and a workshop

Conveniently located close to local schools, shopping facilities and public transport, with Westfield Tea Tree Plaza, Modbury Hospital and nearby parks all within easy reach, the property offers a well-connected location with everyday amenities close at hand

The existing home offers the option to renovate and improve, while

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AUCTION

Sat 7th Nov @ 11:30AM

VIEW

Thu 22nd Oct @ 5:30PM - 6:00PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



the substantial allotment provides an opportunity to investigate future development potential (STCC). Whether you're looking for your next development project, an investment opportunity or a property to add value to, 6 Glover Street offers plenty of potential in a convenient Modbury location.

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	2E2RGJU
Property Type	House
House Size	118 m2
Land Area	860 m2
Including	Air Conditioning Outdoor Entertaining Fully Fenced

Craig Ricciuto 0417 806 329

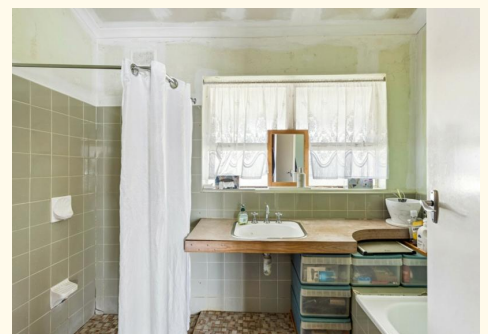
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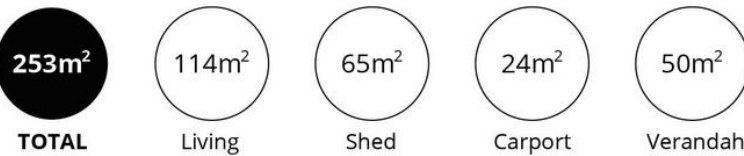
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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