



6 Ruth Court, Modbury

Perfectly Positioned Family Living

Auction Location: 6 Ruth Court, Modbury SA 5092




Originally constructed in 1976 and set on a generous allotment of approximately 700sqm, with no registered easements or encumbrances, this is a home where your ideas are welcome.

Featuring a flexible internal footprint and positioned in one of Modbury's most peaceful streets, with walking trails and the heart of Modbury only moments away.

This is your rare opportunity to secure a large and versatile family home in this highly popular suburb.

Features you will love include:

- Flexible floorplan with multiple living areas
- Master bedroom complete with parents retreat or nursery
- All bedrooms fitted with built-in robes
- Bedroom two with ceiling fan
- Bathrooms located on both the ground and upper level
- Additional study nook on the second level
- Ducted cooling throughout the home
- Gas heater and split system in the main lounge area

4  2  2 

FOR SALE

Auction - Saturday, March 28th at 5:30pm

AGENTS

Ryan Graham
0400 912 287
ryang@ljhsales.com.au

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.

 **LJ Hooker**

- Solar system installed
- Large rear gardens with undercover entertaining area, the ideal spot to host the family BBQ
- Ample off-street parking with garage/workshop and automatic roller door

A fantastic opportunity is on offer for our lucky purchaser!

This home is ready for its next owner and all of their ideas. Add your own touches and colour schemes, renovate and enhance, or simply move straight in and start enjoying this beautiful home and the lifestyle that comes with living in such a prime location.

Perfectly positioned only moments from Westfield Tea Tree Plaza, Modbury Hospital, the Adelaide O-Bahn, local schools, sporting clubs and public transport options. With North East Road only a hop, skip and a jump away, commuting into the Adelaide CBD is an absolute breeze.

With large family homes in short supply this one simply won't last.

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

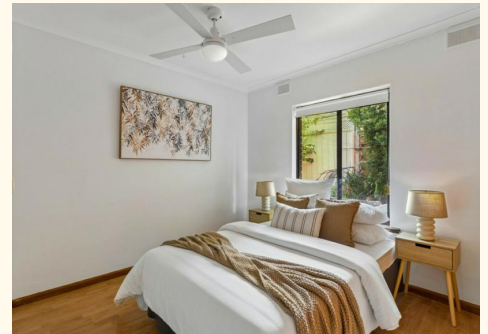
Property ID	2D4NGJU
Property Type	House
House Size	228 m2
Land Area	703 m2

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

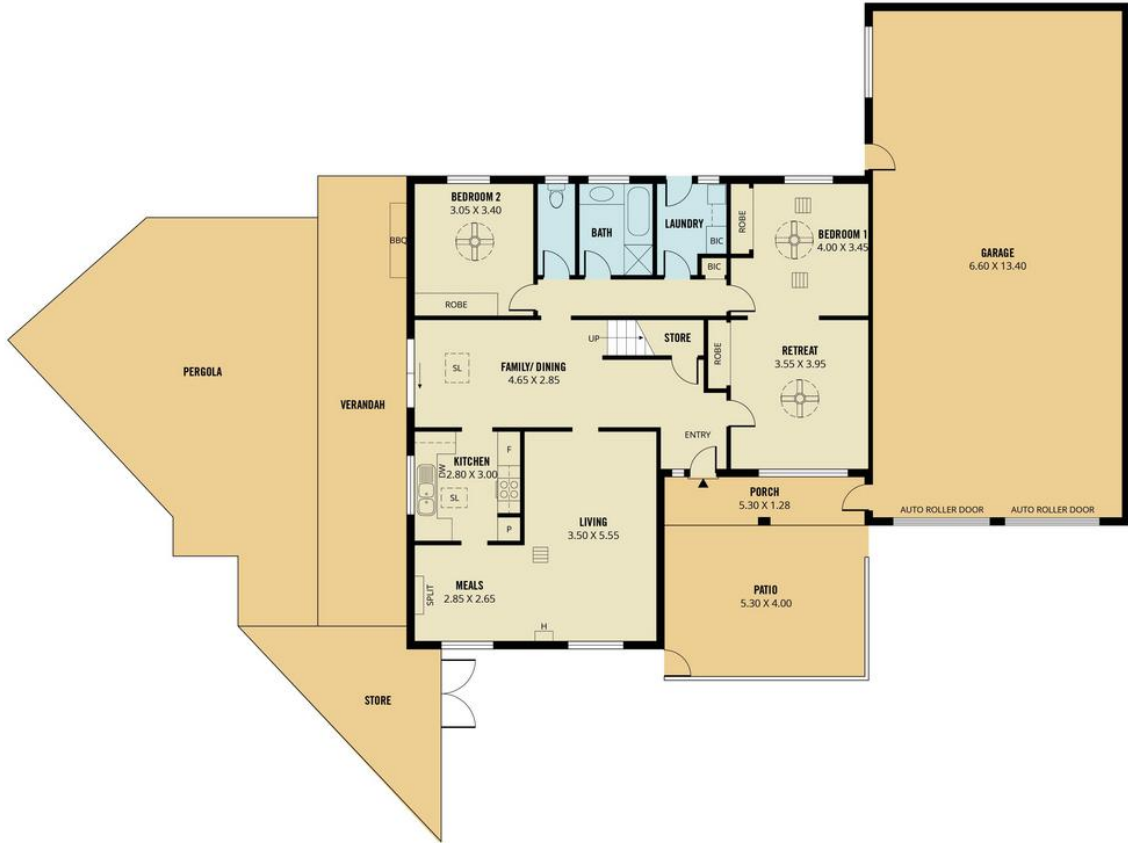
LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
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UPPER LEVEL



419m ²	196m ²	15m ²	95m ²	35m ²	78m ²
TOTAL	Living	Store	Garage	Porch/ Verandah	Pergola/ Patio

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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