

Modbury, 7 Victoria Drive

Your Search Ends Here!

Auction Location: Onsite

Auction - Onsite, Saturday the 11th of November 2023 at 11:30am

We are pleased to present this robust family home in one of Modbury's most sought-after locations, where all your needs are conveniently moments away. This home is advantageously zoned within the Housing Diversity Neighborhood policy and sits on a generous allotment of approx. 680 sqm, free from easements and encumbrances, with an impressive street frontage of approx. 18.2 meters.

A home that is large enough for even the biggest of families, making it a perfect choice for multi-generational families or those seeking a long-term family home in this premier location, or for the astute investors amongst us the potential is



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.



For Sale

Auction (\$639,000)

View

ljhooker.com.au/29GDGJU

Contact

Ryan Graham

0400 912 287

ryang@ljhsales.com.au

Tyson Bell

0455600065

tysonb@ljhsales.com.au

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

obvious!

Features you'll love:

- *A flexible floor plan, with a detached retreat or fourth bedroom with an ensuite
- *Advantageous zoning under the Housing Diversity Neighbourhood policy, allowing a greater scope on future development (subject to planning consent)
- *Spacious kitchen with ample storage & gas cooktop
- *Ducted evaporative cooling throughout, ideal for the warmer months
- *Gas heater in main living room
- *Large garage/workshop with power
- *Ample off-street parking including drive-through access to the rear yard
- *Large entertainment area ideal for hosting the family BBQ or enjoying the afternoon sun

This home is ready for its next owner and all of their ideas. Its prominent location eliminates the need for owning a car, as everything you'll ever require is within walking distance. You'll find major retailers at the Westfield Tea Tree Plaza, the Modbury Hospital, a number of private and public schools, and ample public transport options, including the nearby O-Bahn. Take advantage of having Civic Park on your doorstep — pack a picnic and enjoy quality time with your family or potentially your time could be better spent exploring the walking trails at the nearby Edinburgh Reserve all of this and still only a short commute to the Adelaide CBD, you'll simply love living in this location.

A home offering this much deserves a visit, don't miss out on this gem 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



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.

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

More About this Property

Property ID	29GDGJU
Property Type	House
House Size	141 m ²
Land Area	680 m ²
Including	Air Conditioning Outdoor Entertaining

Ryan Graham 0400 912 287

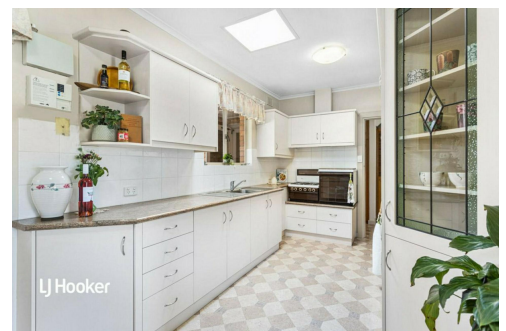
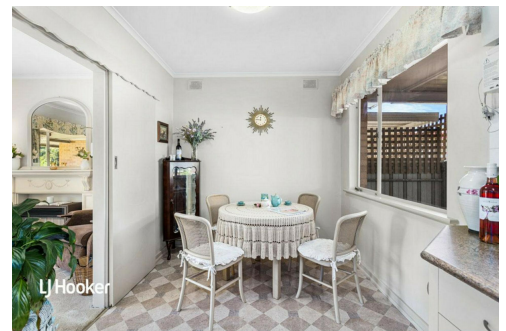
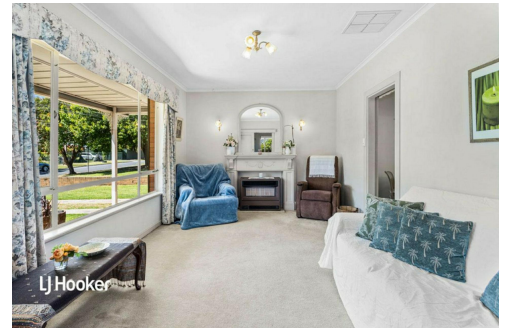
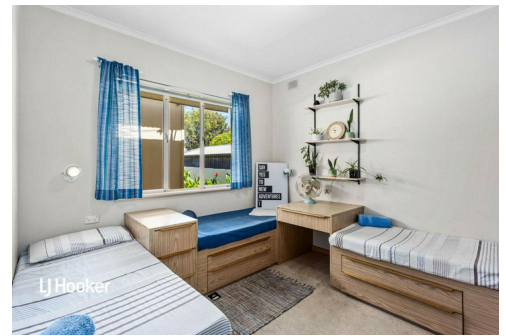
Sales Specialist | ryang@ljhsales.com.au

Tyson Bell 0455600065

Sales Specialist | tysonb@ljhsales.com.au

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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.

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



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**



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.

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