



8 Pierre Road, Modbury

## When Opportunity Knocks!

What an opportunity! Originally constructed in 1978 and set in a premier, tightly held pocket of Modbury, this property is positioned where everything you could ever need is only moments away. Sitting proudly on a generous allotment of approx. 634sqm, with no easements or encumbrances and boasting a street frontage of approx. 18.90 metres.

This home is ready for its next chapter and offers a user-friendly layout. The home is in need of some elbow grease and is a fantastic opportunity for those with the skill set and vision to put in the work and reap the rewards, or perhaps remove the existing dwelling and build your dream home in this popular location (STPC). For the savvy investors amongst us, with this large street frontage and generous allotment, there is the potential to subdivide, subject to planning consent (STPC).

### Features Include:

- Three bedrooms, master with ensuite and walk-in robe
- Flexible floorplan with multiple living areas and separate dining
- Solid brick construction
- Central kitchen with ample bench space as well as breakfast bar
- Generous entertainment area with spacious veranda
- Detached double garage/workshop with roller door

3 2 1

### FOR SALE

\$795,000 - \$870,000

### VIEW

Sat 25th Jul @ 12:00PM - 12:30PM

### AGENTS

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

Jye Hodges  
0448 880 861  
jyeh@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.





- Ample off-street parking with single carport and drive-through access
- Within walking distance to local shops and public transport

Set in a location you will truly treasure as your own, enjoy quality family time at nearby reserves including Baymor Reserve. The home is also within walking distance of local shopping at IGA Holden Hill and several schools, including Modbury High School and Modbury West School.

Add to this the convenience of being just a stone's throw from major retailers and popular eateries at Westfield Tea Tree Plaza, Modbury Hospital and Civic Park, along with a range of public transport options. Commuting to the Adelaide CBD via the O-Bahn is quick and effortless.

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   | 2DMDGJU |
| Property Type | House   |
| House Size    | 148 m2  |
| Land Area     | 634 m2  |

**Ryan Graham 0400 912 287**

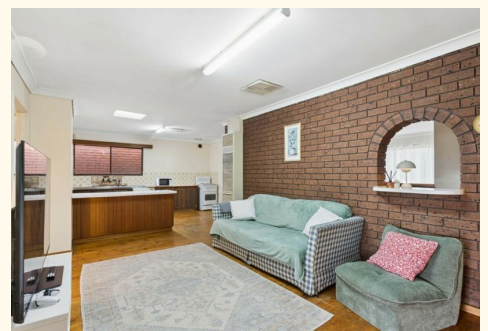
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**Jye Hodges 0448 880 861**

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293m<sup>2</sup>

TOTAL

143m<sup>2</sup>

Living

9m<sup>2</sup>

Shed

66m<sup>2</sup>

Garage

5m<sup>2</sup>

Porch

70m<sup>2</sup>

Carport/  
Verandah

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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