



1/52 Loch Lomond Drive, Modbury

Stunning move in ready home in sought after location!

Whether looking for the perfect start in your first home, an astute investor looking to add to their property portfolio or you're looking to downsize for your next chapter in life, it is my pleasure to present to the market this stunning home, set on a 220sqm Torrens Titled allotment in a quiet court.

Built c.2017 with easy living in mind, this 3-bedroom home is move in ready! With comfortable low maintenance living in mind, and all of the quality amenities you are looking for like gas cooking, plantation shutters and split systems throughout, you don't have to lift a finger as it is ready for you to move in!

Features You Will Love:

- Three bedrooms, master with built in wardrobe and ensuite
- Well proportioned bedrooms two and three, with built in wardrobes
- Open plan lounge and dining space opening to alfresco
- Sizable kitchen with Stainless Steel appliances
- Split system air conditioning throughout
- Main bathroom upstairs with freestanding tub
- Large laundry with lots of storage, external access and separate toilet

3  2  2 

FOR SALE
\$839,000 - \$889,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Property Specialists
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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**

- 2.7m high ceiling and LED downlights throughout the home
- Tiled alfresco outdoor entertaining
- Sealed double garage with auto panel lift door

Zoned to nearby Modbury Primary, Adtornish Primary School and Modbury High School, as well as Modbury South Preschool just around the corner, there are plenty of options nearby.

With a reserve and walking trail located at the end of the street, this home is perfect for the young family and investors alike. Enjoy the convenience of having all the major retailers and popular eateries of Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn within walking distance, while still being only a short commute from the Adelaide CBD.

Year Built | 2017

Land Size | 220sqm*

Zoning | GN - General Neighbourhood//

Local Council | City of Tea Tree Gully

Council Rates | \$TBA*

Title | Torrens

Easements | Nil

Internal Living | 165sqm*

- Approximate Values

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	2DJYGJU
Property Type	House
House Size	165 m2
Land Area	220 m2
Including	Air Conditioning Outdoor Entertaining Secure Parking

Jordan Nockolds 0447 809 650

Sales Specialist | Property Inspector | jordann@ljhsales.com.au

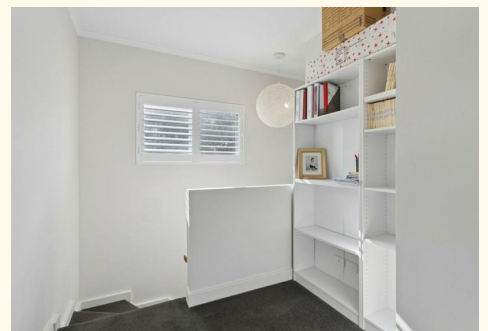
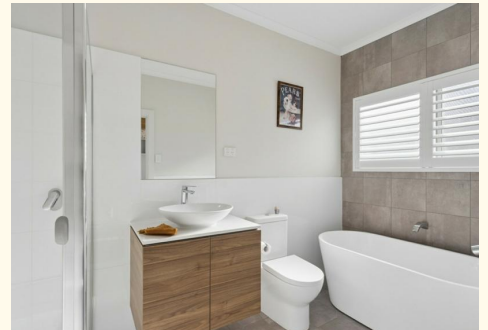
Ryan Graham 0400 912 287

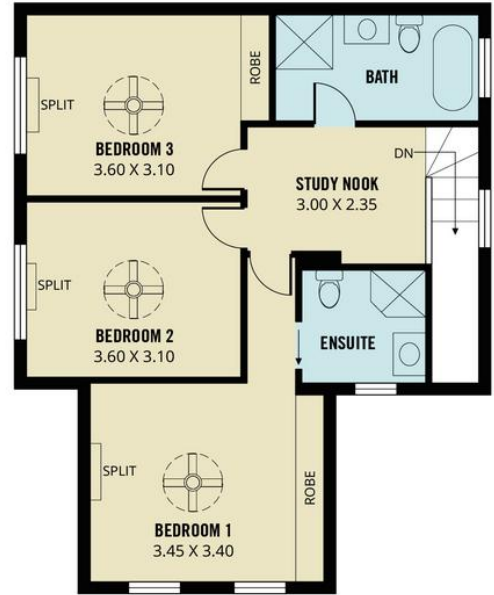
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UPPER LEVEL



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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