



1/5A Benton Court, Modbury

Tucked Away but Close to Everything!

Welcome to 1/5A Benton Court, Modbury, ideally situated in this premier pocket of Modbury, where everything you could ever need is only moments away!

Privately and securely positioned at the end of a quiet no through court, this home was constructed in 2012 by Weeks Homes with a Supaloc Steel frame and offers the lucky purchaser a genuine move in ready opportunity, with nothing left to do but settle in and start enjoying everything this home and location have to offer from day one!

Features you will love!

- Three bedrooms master with walk-in robe and two-way access to bathroom
- Central bathroom with bath, shower and separate toilet
- Open plan living at the rear of the property
- Kitchen with plenty of storage and bench space including breakfast bar, gas-cooktop, electric oven, dishwasher and built-in pantry
- Additional storage with hallway linen press
- Split system heating & cooling for year-round comfort
- Brand new carpet installed along with new curtains

3 1 1

FOR SALE
$725,000 - $775,000

VIEW
Sat 21st Nov @ 11:30AM - 12:00PM

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.

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- Secure off-street parking with drive-way parking and single carport with automatic roller door
- Undercover entertainment with large verandah the ideal spot to host the family BBQ with enough lawn for the family pet as well as a garden shed
- Within walking distance to the heart of Modbury, including Westfield Tea Tree Plaza, Obhan, Modbury Hospital and Civic Park

Ideally situated in this secure and peaceful location at the end of a quiet court, this home offers exceptional convenience, with everything you could need just moments away!

Zoned to Modbury South Primary School (approx. 1.4km) and Modbury High School (approx. 1.3km), along with easy access to a number of quality private schools.

Within walking distance of major retailers, popular cafés and restaurants at Westfield Tea Tree Plaza (approx. 1.5km), along with Modbury Hospital (approx. 1.5km), Civic Park (approx. 1.5km) and the O-Bahn Interchange (approx. 2km).

Add to the mix your proximity to North East Road, making commuting to the Adelaide CBD (approx. 15km) and surrounding suburbs a breeze!

If it's a low maintenance gem you've been searching for, don't let this become another missed opportunity. Register your interest with Ryan Graham today!

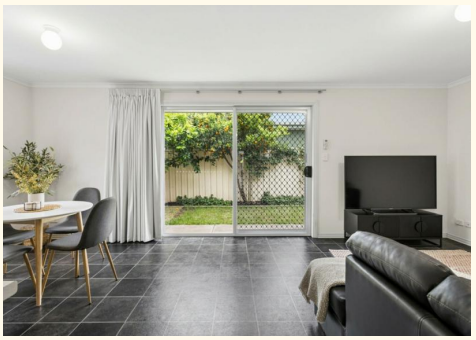
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RLA 208516

MORE DETAILS

Property ID	2E77GJU
Property Type	House
House Size	127 m2
Land Area	253 m2







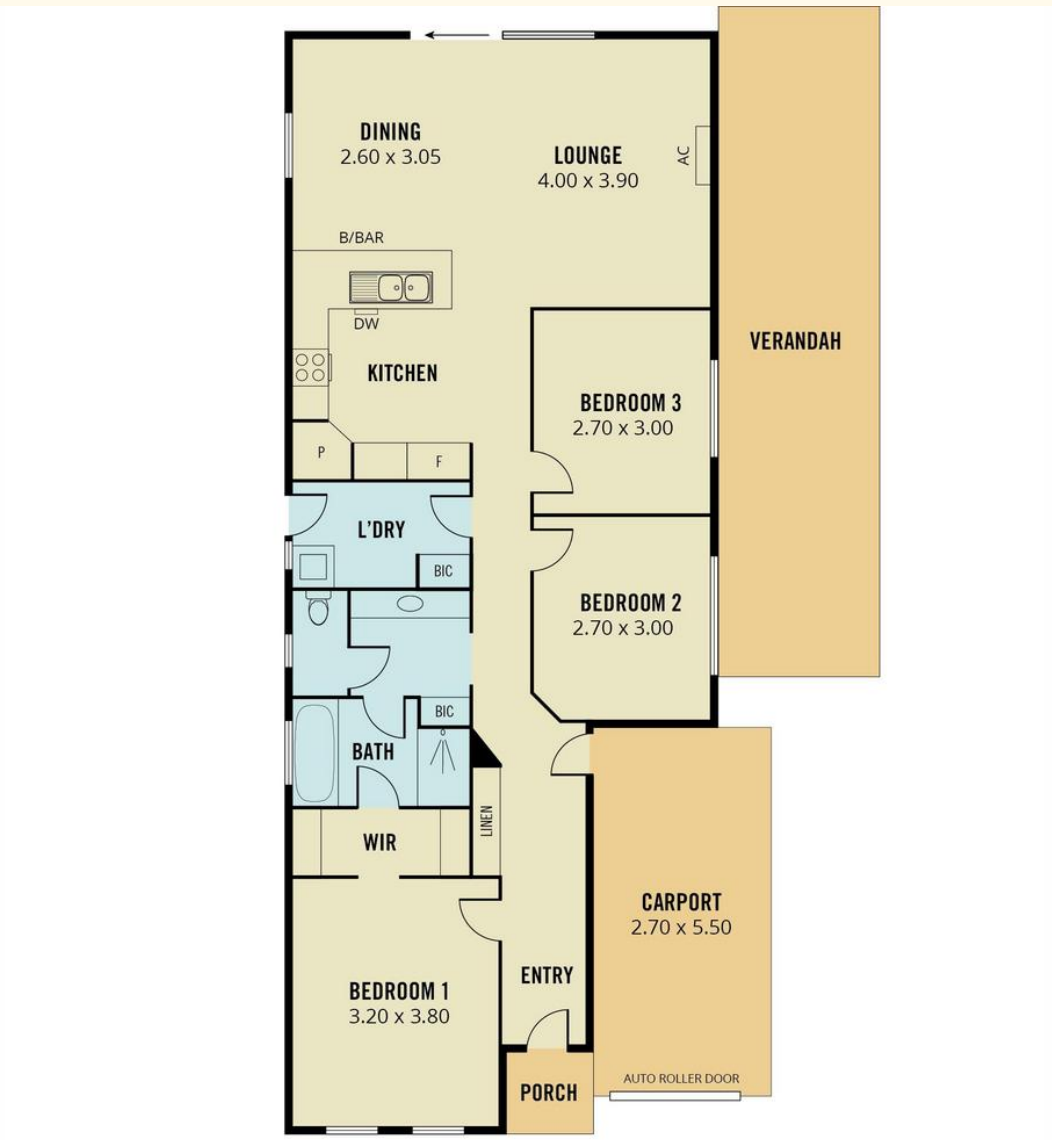




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132 m²	91 m²	2 m²	15 m²	24 m²
TOTAL	Living	Porch	Carport	Verandah

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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