



1/8 Grenache Avenue, Modbury

Move in ready, in sought after location!

Built in 2018 this stylish 3-bedroom home offers comfort, quality appointments and convenience in one smart package!

An open-plan layout downstairs centred around a sleek Caesarstone island kitchen, while upstairs provides a private retreat with all bedrooms thoughtfully positioned away from the main living zones, including a spacious master with ensuite. Complete with high ceilings, modern finishings and easy-care outdoor entertaining, it's an ideal choice for first-home buyers, young families or investors.

Features Include:

- Three bedrooms, master with built in wardrobe and ensuite with floor to ceiling tiles
- Bedrooms 2 and 3 with built in wardrobes
- Open plan family and meals space
- Caesarstone island kitchen with Euro gas cooktop and Hisense dishwasher
- Ducted reverse cycle heating and cooling for year round comfort
- Main bathroom upstairs with freestanding tub and floor to ceiling tiles
- Vanity downstairs with floor to ceiling tiles, and separate toilet

3  2  2 

FOR SALE

Please Call

AGENTS

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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**

- Laundry with Caesarstone benchtop
- 6.6kW Solar panel system saving you all year round
- 2.7m high ceiling and LED downlights throughout the home
- Paved outdoor entertaining

With a reserve and playground located at the end of the street, this home is perfect for the young family and investors alike. Located close to the O-Bahn, with North East Road around the corner, commuting into the Adelaide CBD is a breeze.

Enquire 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	2D7VGJU
Property Type	House
House Size	140 m2
Land Area	204 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Secure Parking Fully Fenced

Shaun Roberts 0435 367 534

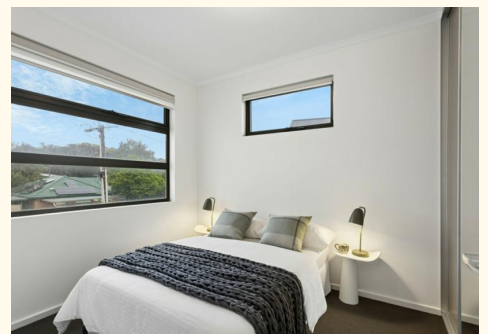
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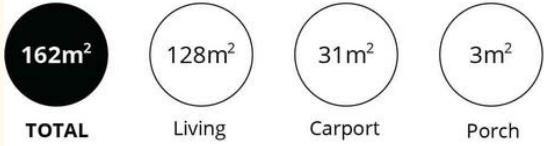
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UPPER LEVEL



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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