

## Modbury, 2/5 Harrison Avenue

The Smart Investment or Ideal First Home!



AUCTION: Saturday, 1st March at 12.30pm

Originally constructed in 2005 and set on a manageable, community-titled allotment of approximately 218 sqm, this is the perfect home for those looking to enter the market and secure their first property. Its flat location and proximity to all amenities make it ideal for those seeking to retain independence and downsize into a low-maintenance, easy-care home. For savvy investors looking to expand their portfolio, this one is sure to tick all the right boxes!

Features to Love:

- \* Three spacious bedrooms
- \* Bedroom 2 with built-in robes
- \* Ceiling fans in Bedrooms 1 and 3
- \* Split-system heating and cooling in the living area for year-round comfort



**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**  
\$565,000

**View**  
[ljhooker.com.au/2BCDGJU](http://ljhooker.com.au/2BCDGJU)

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

- \* Neat kitchen with a gas cooktop, oven, double sink, and breakfast bar
- \* Easy-care, natural-look timber flooring in the living space
- \* Private lock-up carport with an automatic roller door and secure access into the home
- \* Secure undercover entertainment area, fully fenced for privacy

Currently tenanted on a Fixed Term Tenancy until 11th April 2025 for \$475 per week. Perfectly situated on Harrison Avenue, this home is within walking distance of major retailers and eateries at Westfield Tea Tree Plaza, as well as Modbury Hospital, Civic Park, and the O-Bahn, making commuting to the Adelaide CBD a breeze!

With local sporting clubs and several schools nearby, this is a home and location you'll love calling your own.

Don't let this become a missed opportunity-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 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

## More About this Property

<b>Property ID</b>	2BCDGJU
<b>Property Type</b>	House
<b>House Size</b>	103 m2
<b>Land Area</b>	218 m2

**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

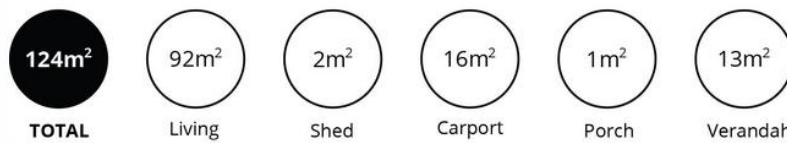
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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