



Modbury, 25/43 Edinburgh Road

Comfort and Convenience in the Heart of Modbury

Welcome to this beautifully presented three bedroom, two bathroom home that offers the perfect blend of style, space, and practicality - ideal for the first home buyers, savvy investors or those looking to downsize without compromise.

Step inside and be welcomed by two generous living areas, creating flexibility for family living or entertaining, the kitchen flows seamlessly into the open plan dining and lounge, while the master bedroom features its own ensuite for added privacy.

Features include

- * Three spacious bedrooms
- * Master with walk-in wardrobe and ensuite
- * Light filled lounge room overlooking the reserve
- * Centrally located main bathroom
- * Reverse cycle heating and cooling



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.

3 2 1

For Sale
Please Call

View
ljhooker.com.au/2BTKGJU

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- * Solar power energy saving
- * Secure under cover carport parking with roller door

Tucked away in a quiet, well-maintained group, this home is in a location that you will love calling home. Surrounded by several reserves including Edinburgh Reserve yet also conveniently located within a short distance to the major retailers and eateries that are on offer at Westfield Tea Tree Plaza. Civic Park, Modbury Hospital, a range of public and private schools and multiple public transport options, including O-Bahn are all nearby. With North East Road only a hop, skip, and a jump away, commuting to the Adelaide CBD is done with ease!

Make your move to Modbury today - it won't last Long!

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.

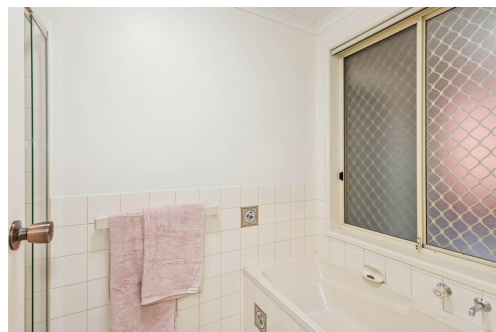
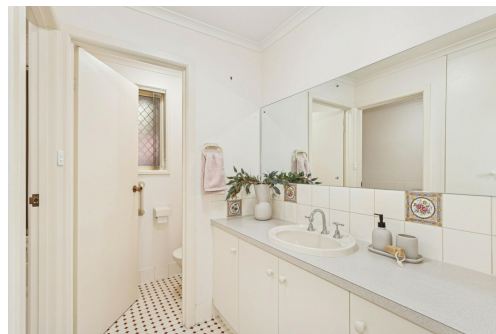
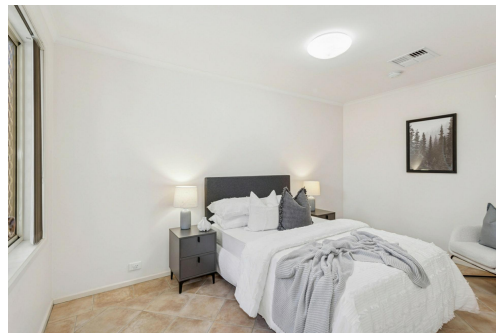
RLA 208516

More About this Property

Property ID	2BTKGJU
Property Type	House
House Size	140 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

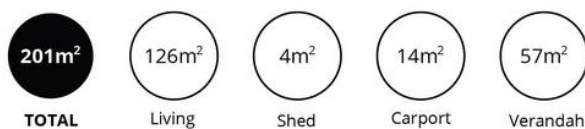
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group