

Modbury, 3/35 Gorman Street

Your new lifestyle awaits!

Welcome to this exceptional 2-story townhouse, constructed in 2020, ideal for first-time buyers and investors alike. As you enter, you'll be captivated by the bright, open-plan living areas featuring contemporary finishes and impressive 2.7m ceilings throughout. The modern kitchen boasts elegant stone countertops and high-quality stainless-steel appliances, creating a delightful space for cooking and entertaining guests. Step outside to your private courtyard, perfect for enjoying morning coffee or unwinding at the end of the day.

On the upper level, you will discover all the bedrooms, including a spacious master suite and a third bedroom, both with access to a large front balcony-perfect for relaxation and unwinding. The additional toilet downstairs adds convenience, while secure parking in the garage, along with an extra undercover car space, enhances practicality. This townhouse is equipped with a 6.6kW (approx.) solar system and ducted reverse cycle air conditioning for comfort in every season.



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
UNDER CONTRACT

View
ljhooker.com.au/2AZXGJU

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

Features you will love:

- * Three bedrooms, master with built-in robes, ensuite, and balcony access
- * Bedrooms two and three with built-in robes and balcony access from bedroom three
- * Contemporary kitchen with gas cooktop, electric oven, dishwasher, and stone benches
- * 6.6kW (approx.) solar system saving on energy bills
- * Ducted reverse cycle heating and cooling providing year-round comfort
- * 2.7m ceilings throughout
- * Rainwater tank
- * Additional toilet downstairs for added convenience
- * Under-stair storage
- * Gas hot water system
- * Private courtyard
- * Low-maintenance

Ideally located just a stone's throw away from all the amenities you could need-Westfield Tea Tree Plaza for all your shopping needs, Tea Tree Plaza Interchange, walking trails, and much more!

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	2AZXGJU
Property Type	House
House Size	134 m2
Land Area	117 m2
Including	Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced

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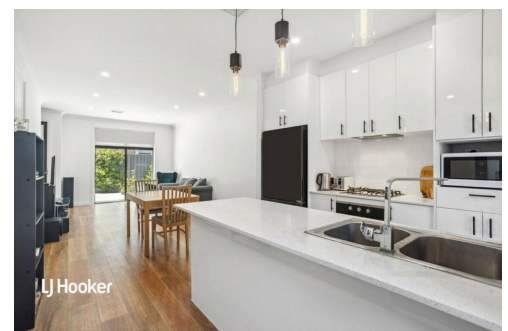
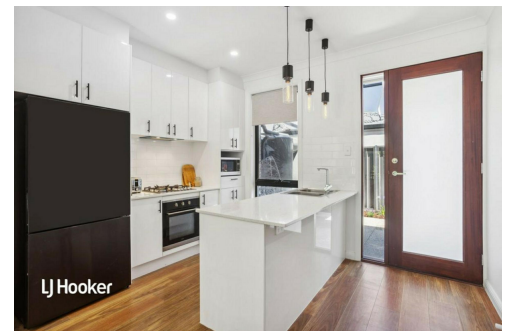
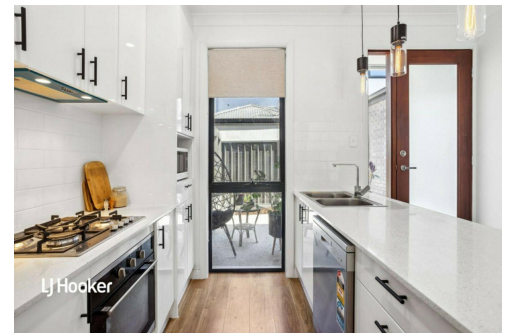
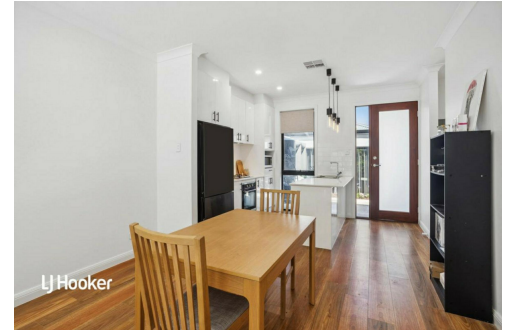
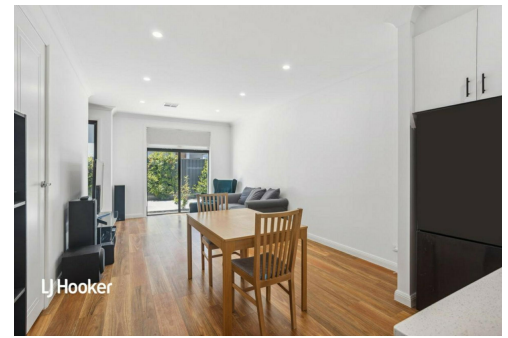
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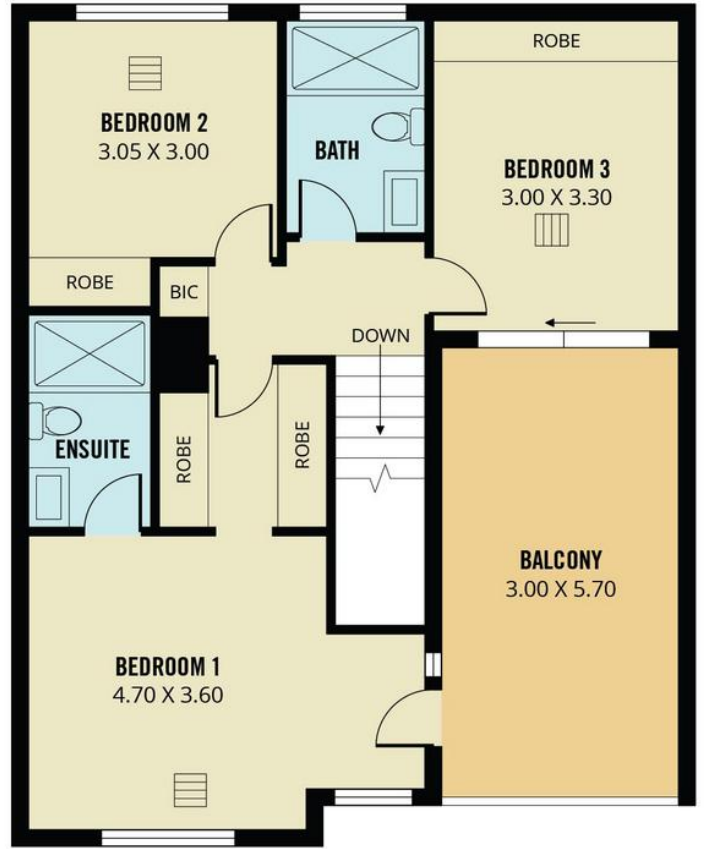
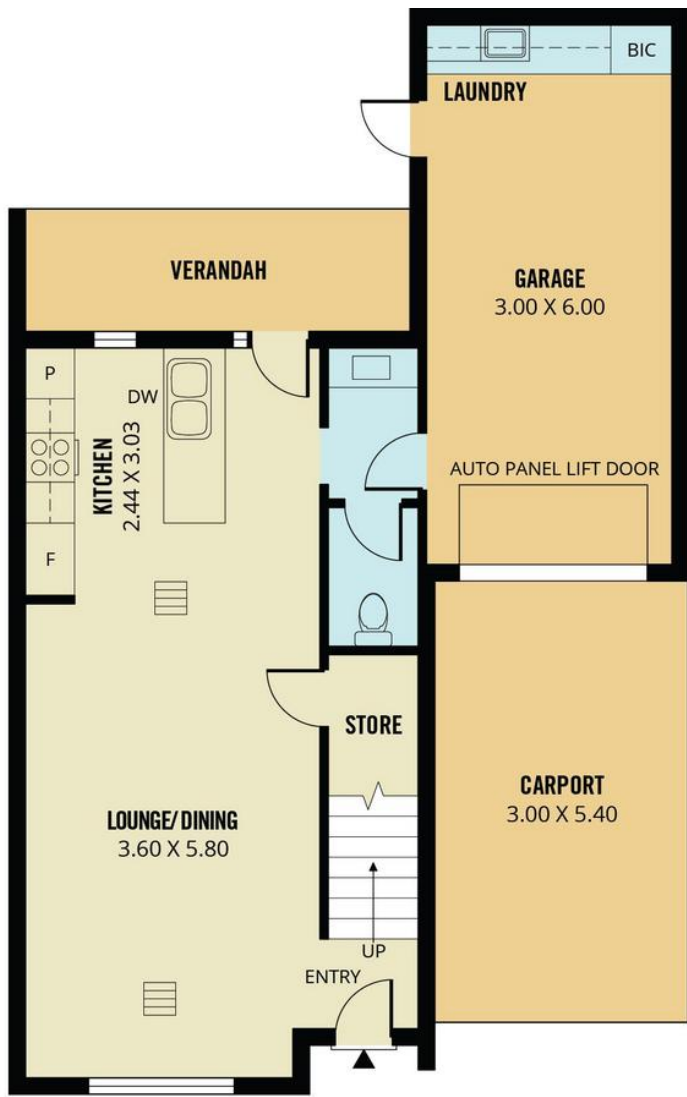


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FIRST FLOOR



TOTAL



Living



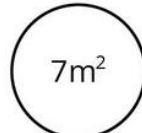
Carport



Garage



Balcony



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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