



6/508 Wright Road, Modbury

Easy Care Living In The Heart Of Modbury!

Offering comfort, convenience and easy care living in the heart of Modbury, this well presented homette provides an appealing option for buyers no matter their situation!

Originally constructed in 1998 and tastefully updated over time, the home features a versatile floor plan with plenty of room to settle in and enjoy. Whether you're looking to purchase your first home, downsize without compromising on independence, or add a low maintenance property to your investment portfolio, this one is sure to tick all the right boxes!

Perfectly positioned with everyday conveniences right at your fingertips, this is a home you will love calling your own.

Features to Love:

- Flexible floorplan with generous living spaces
- Three bedrooms, with built in robes to bedrooms 2 and 3
- Generous master bedroom with split system heating and cooling
- Two way bathroom with direct access from the master bedroom
- Additional linen press and hallway storage
- Split system heating and cooling to the main living area
- Easy care floating floorboards throughout

3 1 2

FOR SALE
\$695,000 - \$745,000

VIEW
Sat 17th Oct @ 10:15AM - 10:45AM

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.

LJ Hooker

- Centrally positioned kitchen with ample bench space and storage, breakfast bar, electric cooktop and oven
- Serene outlook with an undercover entertaining area and tree lined views
- Fully fenced and private rear yard
- Secure single carport with drive through access, plus additional allocated driveway parking with the ability to accommodate up to three vehicles off street

This isn't just a home, but a lifestyle of convenience you will love!

Within walking distance to major retailers and popular eateries at Westfield Tea Tree Plaza, as well as Modbury Hospital, Civic Park and the O Bahn interchange, everything you'll ever need is moments away while commuting into the Adelaide CBD is done with ease. Add to the mix local sporting clubs and a number of schooling options, including Modbury High School and Modbury West School.

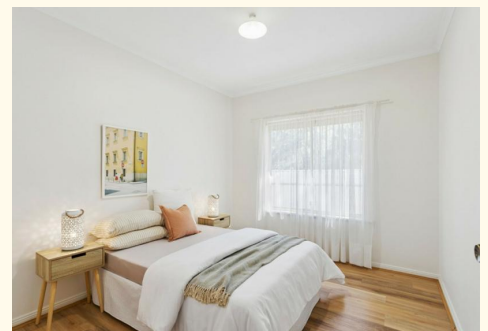
Combining a practical floor plan, low maintenance living and outstanding everyday convenience, this home simply won't last, register your interest with Ryan Graham today! All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is 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

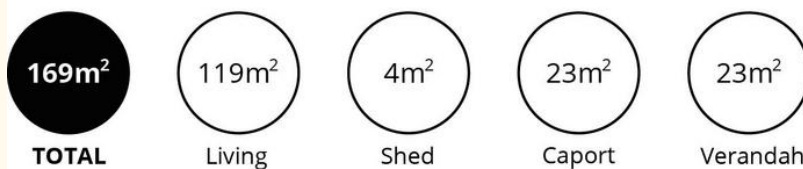
MORE DETAILS

Property ID	2E0VGJU
Property Type	House
House Size	122 m2
Land Area	328 m2
Including	Air Conditioning Outdoor Entertaining Floorboards Secure Parking Fully Fenced Remote Garage

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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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