

7/508 Wright Road, Modbury

Neat, Sweet and Ready for you!

Welcome to 7/508 Wright Road, Modbury. A spacious homette originally constructed in 1998. Boasting a serene, tree-lined outlook, this home offers a flexible floorplan and is set to impress!

Tucked away and surrounded by other quality homettes and positioned in the heart of Modbury, this is a fantastic opportunity for those looking to retain independence in a popular location where everything you could ever need is only ever a moment away. Whether you're looking to enter the property market or you're a savvy investor seeking a hassle-free addition to your portfolio, this is an opportunity not to be missed!

Features to Love:

- Flexible floorplan with generous living areas
- Three bedrooms, ceiling fan to bedroom 2
- Three split systems for heating and cooling, installed in bedrooms 1, 2 and the lounge area
- Two-way bathroom with access from the master bedroom, plus separate toilet
- Two linen presses/built-in storage in the hallway
- Easy-care floating floorboards installed throughout
- Central kitchen with ample bench space and storage, breakfast bar, electric cooktop and oven

3 1 1

FOR SALE

\$699,000 - \$729,000

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.



- Undercover entertainment area and fully fenced, private yard with tree-lined outlook
- Secure off-street parking with single carport featuring drive-through access, plus additional driveway parking
- Within walking distance to Westfield Tea Tree Plaza, Modbury Hospital and Civic Park

This is a location and a home that you will love calling your own!

Enjoy the convenience of being within walking distance to all the major retailers and popular eateries at Westfield Tea Tree Plaza, as well as Modbury Hospital, Civic Park and the O-Bahn, providing a seamless commute into the Adelaide CBD.

Add to the mix your proximity to a range of quality schools, both public and private, including Modbury High School and Modbury West Primary School, along with a number of local sporting clubs.

Do not miss your opportunity to secure this gem - 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	2DASGJU
Property Type	House
House Size	122 m2
Land Area	271 m2
Including	Air Conditioning Floorboards Secure Parking Fully Fenced

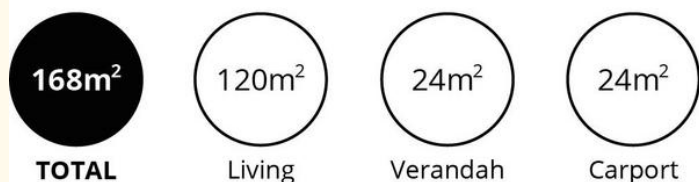
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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