



9/508 Wright Road, Modbury

3 1 2

## Perfect If Your Starting Out, Ideal If your Slowing Down!

Perfectly positioned in the heart of Modbury, this homette, originally constructed in 1998, has had tasteful updates completed throughout.

Boasting a generous and flexible floorplan, this home is sure to impress no matter your situation. It presents a fantastic opportunity to enter the market and secure your first home, while the home's flat location and proximity to all amenities make it ideal for those seeking to retain independence and downsize into a low-maintenance, easy-care property.

For the savvy investor, it also offers the opportunity to secure a hassle-free investment in this highly sought after suburb where everything you will ever need is simply a moment away!

### Features to Love:

- Flexible floor plan with generous living areas
- Three bedrooms, built in robes in bedrooms 2 and 3
- Spacious master bedroom with split system heating and cooling
- Two-way access bathroom and separate toilet
- Additional linen press / hallway storage
- Split system heating and cooling in the lounge

### FOR SALE

\$649,000 - \$699,000

### VIEW

Sat 14th Feb @ 10:00AM - 10:30AM

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

- Easy-care, floating floor boards throughout
- Central kitchen with ample bench space and storage, breakfast bar, electric cooktop & oven
- Undercover entertainment area and fully fenced private yard
- Secure off-street parking with single carport with ability to drive through, along with drive-way parking
- Low cost strata

Set in a location where a car may seem superfluous, you'll find yourself within walking distance of major retailers and popular cafés and restaurants at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and O-Bahn, which allows for an easy commute into Adelaide CBD.

Add to the mix local sporting clubs and several schools, including Modbury High and Modbury West Primary, and this is a location you will cherish as your own and love calling home.

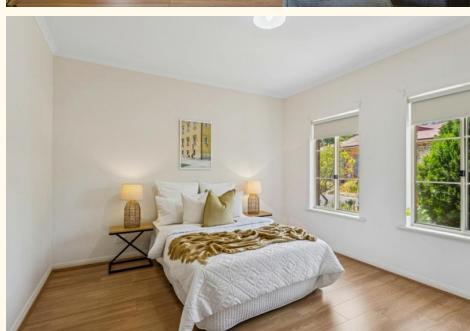
A home with this much to offer simply won't last long, register your interest with Ryan Graham today!

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	2CYSGJU
Property Type	House
House Size	122 m <sup>2</sup>
Land Area	368 m <sup>2</sup>
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Fully Fenced



**Ryan Graham 0400 912 287**  
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174m<sup>2</sup>

**TOTAL**

121m<sup>2</sup>

Living

6m<sup>2</sup>

Shed

24m<sup>2</sup>

Carport

23m<sup>2</sup>

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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