



1/6 Britten Avenue, Modbury




## The Smart Investment!

Built in 2022 and set on a manageable allotment in a sought-after pocket of Modbury, this home offers convenience with everything you need right at your fingertips. Perfect for first-home buyers looking to enter the market, it is equally appealing to savvy investors seeking to strengthen their portfolio. A property like this is sure to tick all the boxes!

Features you'll love:

- Three spacious bedrooms
- Master bedroom with ensuite and built-in robes
- Bedrooms 2 and 3 with built-in robes
- Open plan living on the ground level
- Spacious kitchen with Gas-cooktop, dishwasher, electric oven, subway tile splashback and ample bench space/storage
- Year-round comfort with zoned ducted reverse cycle heating and cooling throughout
- Single garage with front and rear roller door, providing secure parking
- Westfield TTP and the O-Bahn within walking distance

Set in a prime location, you'll enjoy unparalleled convenience, where owning a car may seem unnecessary! With major retailers and popular eateries at Westfield Tea Tree Plaza, the O-Bahn just moments away offering an easy commute to Adelaide CBD and close

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**FOR SALE**  
\$749,000 - \$779,000

### AGENTS

Craig Ricciuto  
0417 806 329  
craigr@ljhsales.com.au

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

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

proximity to Modbury Hospital, Civic Park, a number of public and private schools, and scenic walking trails at Anstey Hill.

Don't let this become a missed opportunity register your interest with Craig Ricciuto or 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	2C8CGJU
Property Type	Townhouse
House Size	129 m2
Land Area	139 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

### Craig Ricciuto 0417 806 329

Managing Partner | Sales Specialist | [craig@ljhsales.com.au](mailto:craig@ljhsales.com.au)

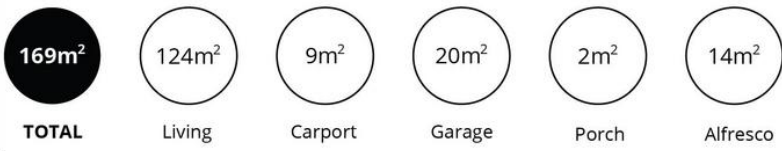
### Ryan Graham 0400 912 287

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### LJ Hooker Property Specialists (08) 8289 6660

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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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