

## Modbury, 11/26-28 Crozier Avenue

Nest or invest!

Originally constructed in 1988 and ideally situated in a highly desirable suburb, this low-maintenance unit offers an irresistible lifestyle!

Securely positioned as a rear unit in a quiet court, it boasts tree-lined views and the serenity of its sought-after location.

Features include:

- \* Two bedrooms
- \* Master bedroom with built-in robes and ceiling fan
- \* Updated floating floorboards throughout
- \* Separate laundry area with external courtyard access
- \* Wall-mounted A/C unit and gas heating in the lounge area
- \* Neutral bathroom with separate toilet
- \* Spacious, updated kitchen with ample bench space, gas cooktop, and oven



**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**  
\$460,000 - \$505,000

**View**  
[ljhooker.com.au/2B10GJU](http://ljhooker.com.au/2B10GJU)

**Contact**  
**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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

- \* Fully fenced private yard with a paved undercover entertainment area
- \* Secure off-street parking with a single carport and manual roller door
- \* Garden shed and several fruit trees, including lemon, lime, apple and passionfruit!
- \* Walking distance to Modbury Hospital, Westfield Tea Tree Plaza and the O-Bahn

Whether you're starting out, settling down or looking to invest in this popular location, this property could be perfect for you.

Within walking distance to major retailers, popular eateries at Westfield Tea Tree Plaza, Modbury Hospital, a variety of public and private schools, early learning centres, Grenache Reserve and Playground, and Civic Park. With ample public transport options nearby, commuting to the Adelaide CBD is a breeze!

Don't miss your opportunity to secure this gem. Enquire 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 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

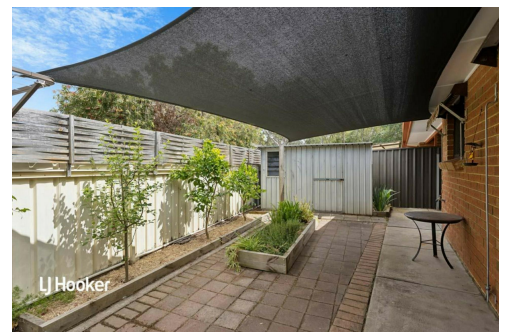
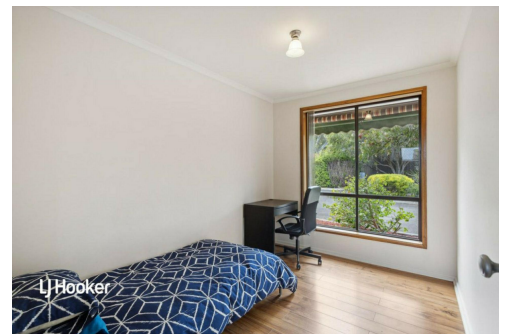
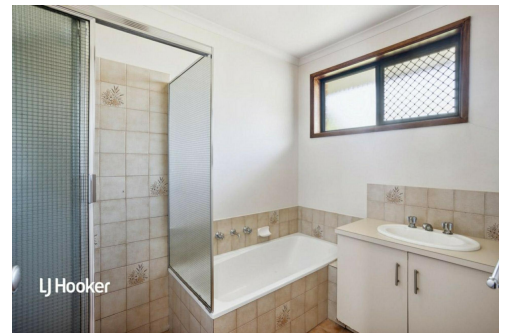
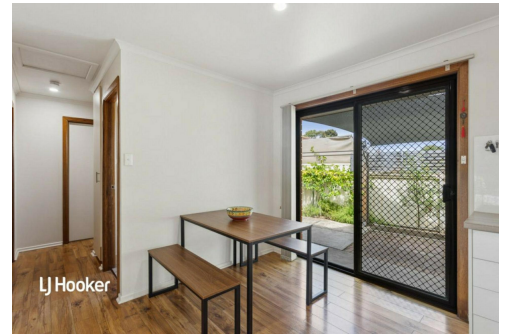
## More About this Property

<b>Property ID</b>	2B10GJU
<b>Property Type</b>	Unit
<b>House Size</b>	77 m <sup>2</sup>
<b>Including</b>	Courtyard Floorboards Built-in-Robes Secure Parking Fully Fenced

**Ryan Graham 0400 912 287**  
Sales Specialist | ryang@ljhsales.com.au

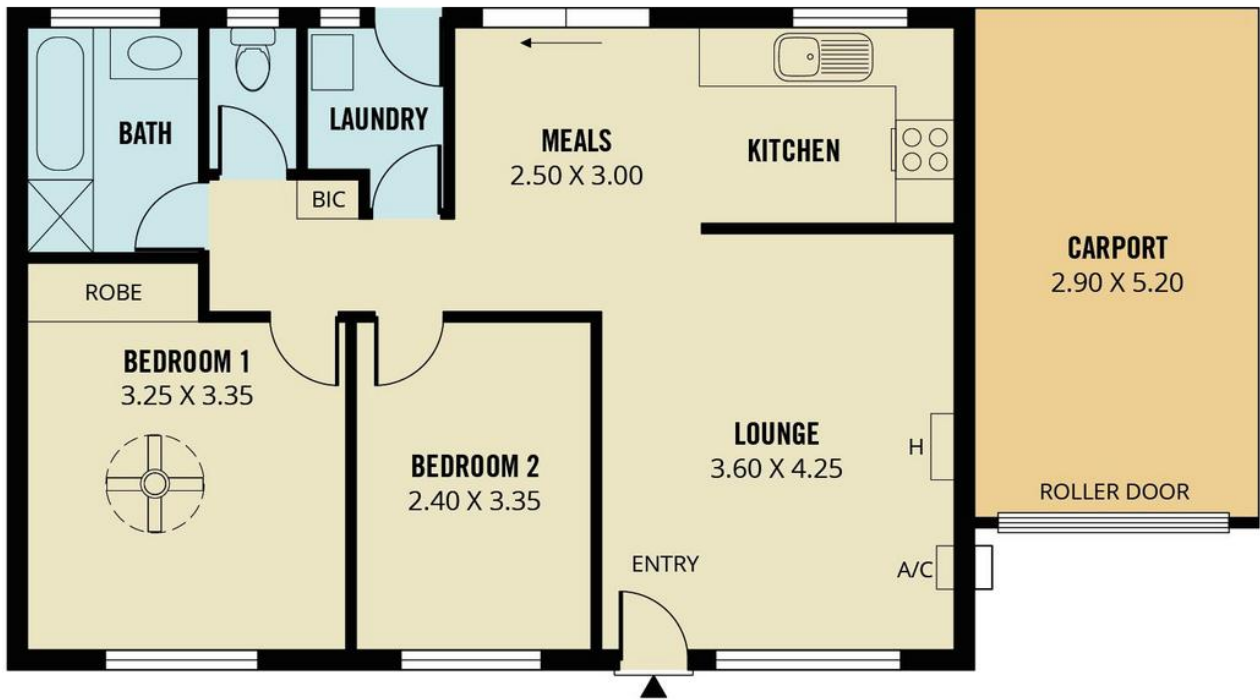
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



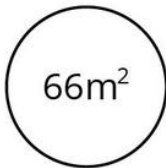
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



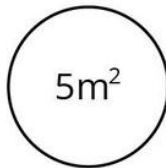
86m<sup>2</sup>

TOTAL



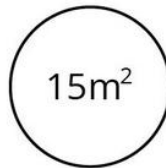
66m<sup>2</sup>

Living



5m<sup>2</sup>

Shed



15m<sup>2</sup>

Carport

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. Produced by **The Fotobase Group**