

Modbury, 14/26 Crozier Avenue

Perfect If You're Starting Out, Ideal If You're Slowing Down!

What a pleasure it is to present this spacious and versatile two-bedroom unit, constructed in 1988 and tastefully updated. If you've been searching for the perfect hassle-free investment or dreaming of a low-maintenance lifestyle, then stop your search-this one is just for you!

Features include:

- * Two generous bedrooms
- * Master bedroom with built-in robes and ceiling fan
- * Updated floating floorboards throughout the main living area
- * Ceiling fan and split system heating & cooling in main living room
- * Separate laundry area with external courtyard access
- * Brand new split system heating and cooling installed
- * Updated bathroom with large shower



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
\$480,000 - \$525,000

View
ljhooker.com.au/2ATVGJU

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

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

- * Spacious kitchen with ample storage, breakfast bar, gas cooktop, and oven
- * Large, fully fenced private yard with a paved undercover entertainment area, surrounded by beautiful tree-lined views
- * Off-street parking with allocated space under carport
- * Within walking distance to Modbury Hospital and Westfield Tea Tree Plaza

Whether you're starting out, settling down, or investing in this popular location, this one could be just for you. Ideally set in a central location, being the rear unit on a quiet court and within walking distance to all major retailers and popular eateries at Westfield Tea Tree Plaza, Modbury Hospital, a variety of public and private schools, early learning centres, moments from Grenache Reserve & Playground, as well as Civic Park. With plenty of public transport options nearby, commuting to the Adelaide CBD is a breeze!

This one won't last long-don't miss your chance 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

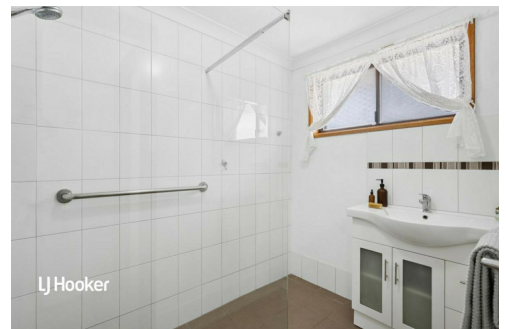
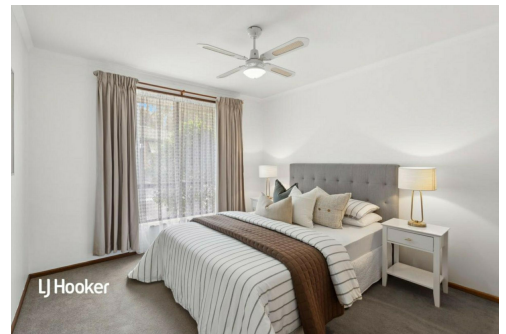
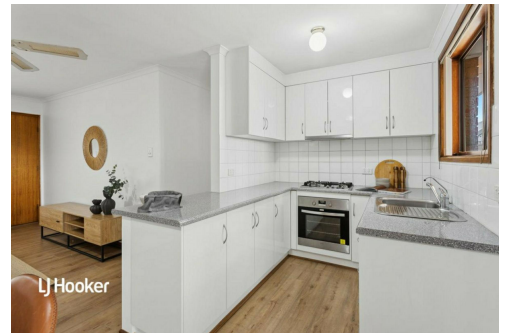
More About this Property

Property ID	2ATVGJU
Property Type	Unit
House Size	77 m ²

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

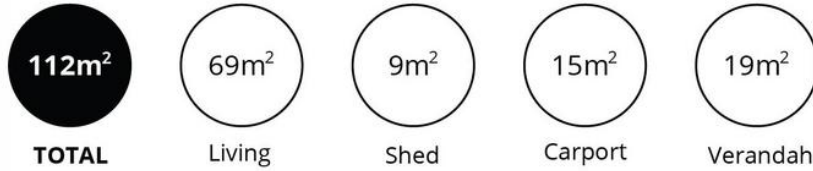
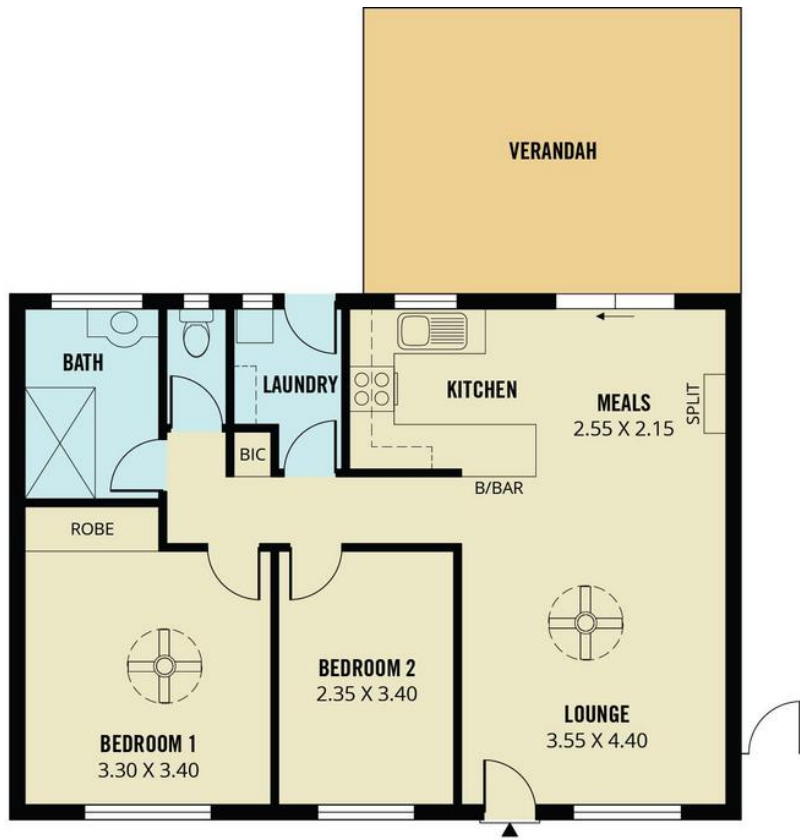
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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