

Modbury, 3/18 Crozier Avenue

Low-Maintenance Living!

On offer is the perfect opportunity for first-home buyers looking to enter the property market!

With its proximity to all amenities, this is an ideal home for those wanting to maintain their independence while downsizing into a low-maintenance, easy-care property. For the savvy investors looking to expand their portfolio, this one is sure to tick all the right boxes!

With its unbeatable location right in the heart of Modbury, this home offers the perfect setting —a place you'll be proud to call home, with everything you need just moments away!

Features include:

- * Two generous bedrooms
- * Master bedroom with built-in robes
- * New high-quality carpet installed in the bedrooms



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.

SOLD



For Sale
\$490,000 - \$530,000

View
ljhooker.com.au/2BKTGJU

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

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

- * Updated floating floorboards throughout the main living area
- * Interior freshly painted
- * Separate laundry area with external rear garden access
- * Ducted evaporative cooling throughout
- * Split system heating/cooling in the living area
- * Central kitchen with ample storage, breakfast bar, gas cooktop, and oven
- * Secure, fully fenced private yard with a paved entertainment area
- * 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 and within walking distance to all major retailers and popular eateries at Westfield Tea Tree Plaza and minutes from Modbury Hospital. You'll find a variety of public and private schools and early learning centres nearby. This property is also 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

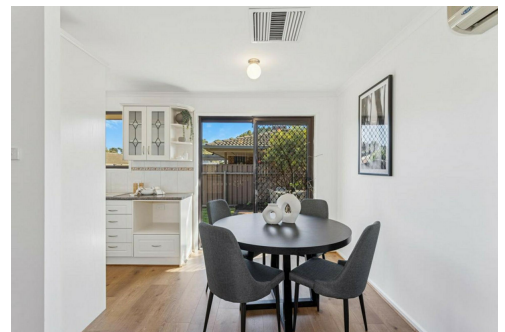
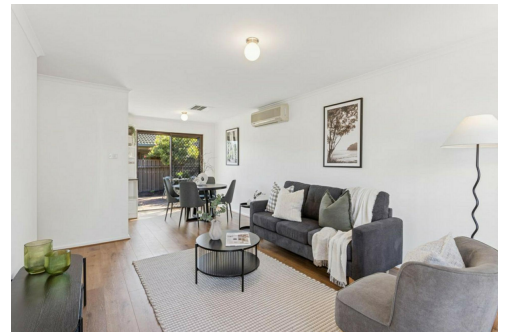
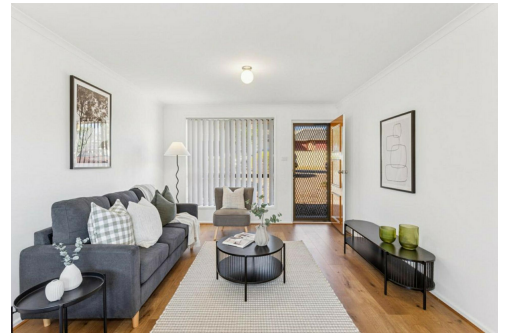
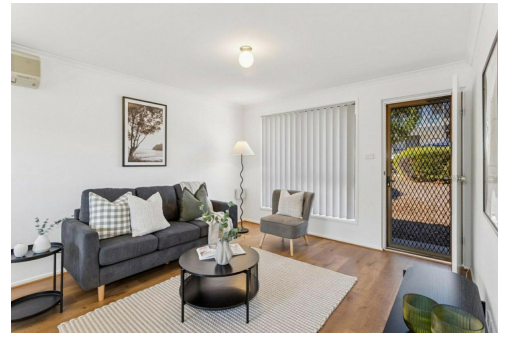
More About this Property

Property ID	2BKTGJU
Property Type	Unit
House Size	70 m2

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

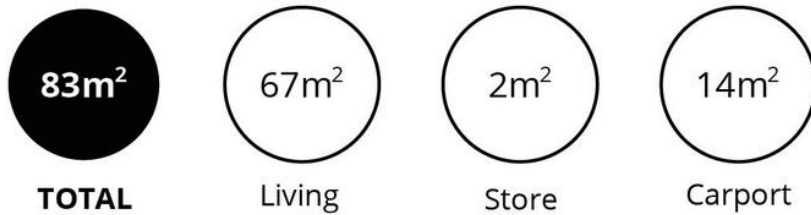
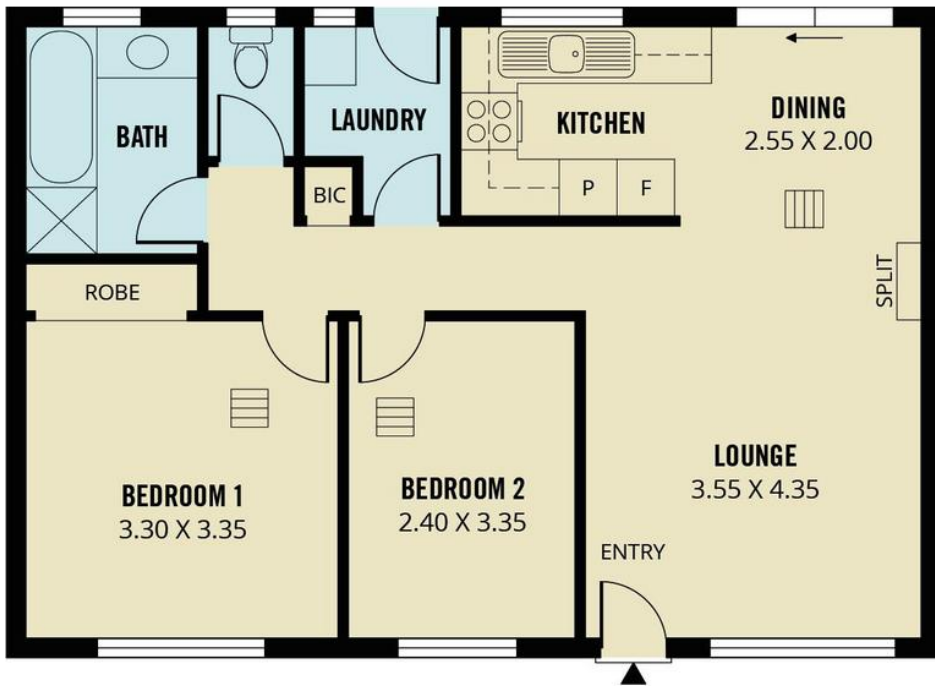
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

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**



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**



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

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.