

Modbury, 3/58 Pompoota Road

The Smart Investment!



**This property is currently tenanted on a fixed-term lease to 21st January 2025 for \$490 Per week. **

Originally constructed in 1994 and set in a premier location, this is the perfect home for those looking to enter the market and secure their first home. Its flat location and proximity to all amenities make it ideal for those seeking independence or downsizing into a low-maintenance, manageable property. Perfect for savvy investors looking to bolster their investment portfolio, this one is sure to tick all the right boxes!

Features to love:

- * Three generously sized bedrooms, all featuring ceiling fans
- * Bedrooms 2 and 3 with built-in robes
- * Spacious open plan living at the rear of the home
- * Large kitchen with ample storage, breakfast bar, and electric cooktop



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
\$590,000 - \$640,000

View
ljhooker.com.au/2AT4GJU

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

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(08) 8289 6660**

- * Gas hot water service installed
- * Private rear yard with paved entertainment area and enough lawn for the family pet
- * Neutral bathroom with separate toilet and laundry
- * Ample storage, including an additional hallway linen press
- * Secure off-street parking with a single garage, offering internal and external access
- * Split-system heating and cooling in the main living area
- * Within walking distance to Westfield Tea Tree Plaza and Modbury Hospital
- * Zoned to the popular Modbury High School

Situated perfectly on Pompoota Road and within walking distance to all the major retailers and eateries at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, and the O-Bahn, commuting to the Adelaide CBD is a breeze.

Add to the mix your proximity to several local sporting clubs and schools-this is a location and a home you will love calling your own!

Don't let this become a missed opportunity-enquire 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

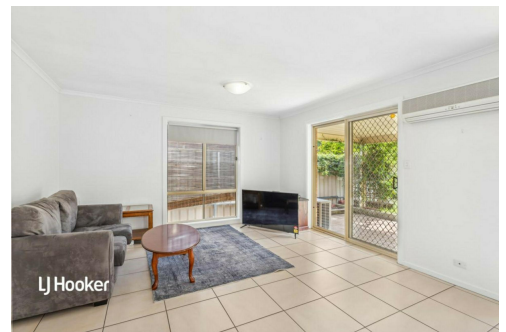
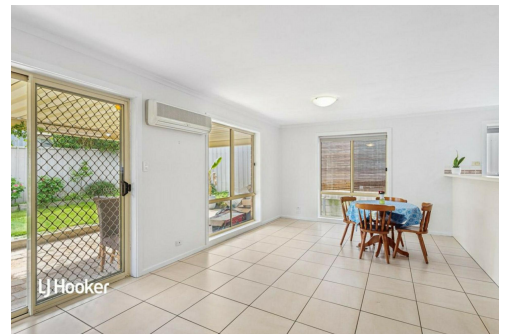
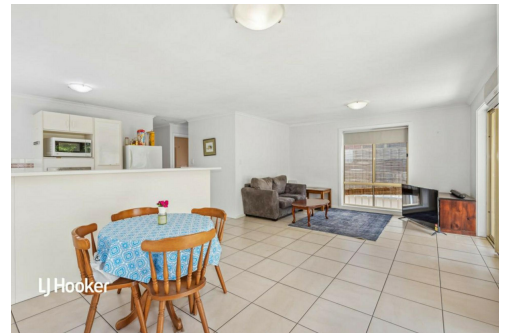
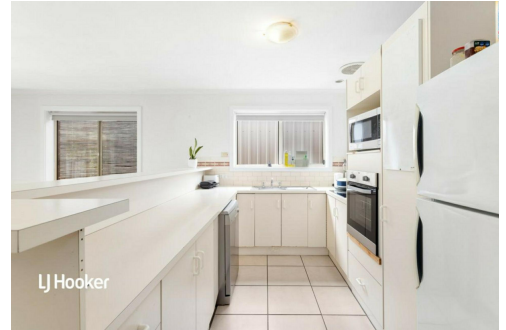
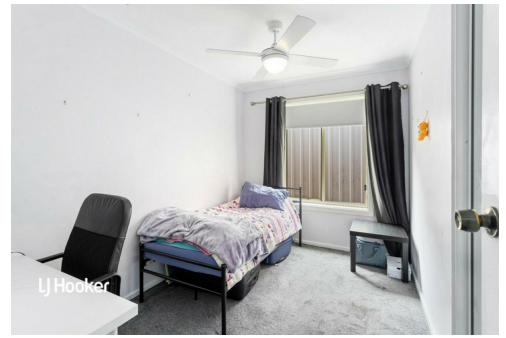
Property ID	2AT4GJU
Property Type	Unit
House Size	124 m ²
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

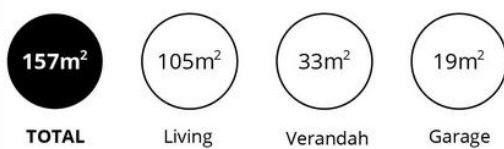
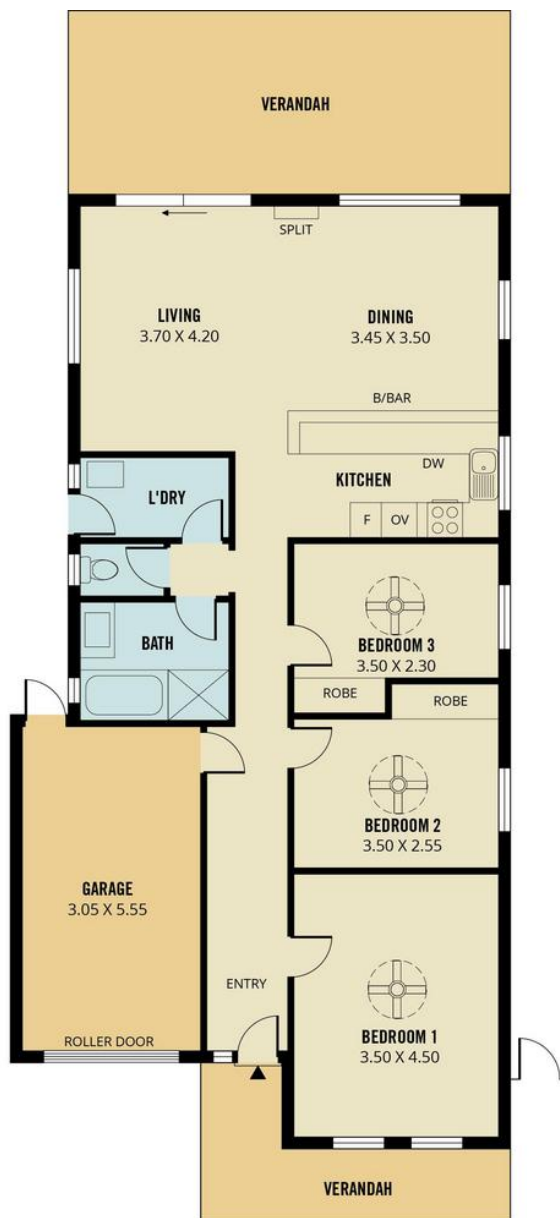
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

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



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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. Produced by **The Fotobase Group**