

8 Pierre Rd, Modbury, SA 5092**Under Contract**House 3  2  1 **When Opportunity Knocks!**

What an opportunity! Originally constructed in 1978 and set in a premier, tightly held pocket of Modbury, this property is positioned where everything you could ever need is only moments away. Sitting proudly on a generous allotment of approx. 634sqm, with no easements or encumbrances and boasting a street frontage of approx. 18.90 metres.

Open for Inspection

By Appointment.

This home is ready for its next chapter and offers a user-friendly layout. The home is in need of some elbow grease and is a fantastic opportunity for those with the skill set and vision to put in the work and reap the rewards, or perhaps remove the existing dwelling and build your dream home in this popular location (STPC). For the savvy investors amongst us, with this large street frontage and generous allotment, there is the potential to subdivide, subject to planning consent (STPC).

Features Include:

- * Three bedrooms, master with ensuite and walk-in robe
- * Flexible floorplan with multiple living areas and separate dining
- * Solid brick construction
- * Central kitchen with ample bench space as well as breakfast bar
- * Generous entertainment area with spacious veranda
- * Detached double garage/workshop with roller door
- * Ample off-street parking with single carport and drive-through access
- * Within walking distance to local shops and public transport

Set in a location you will truly treasure as your own, enjoy quality family time at nearby reserves including Baymor Reserve. The home is also within walking distance of local shopping at IGA Holden Hill and several schools, including Modbury High School and Modbury West School.

Add to this the convenience of being just a stone's throw from major retailers and popular eateries at Westfield Tea Tree Plaza, Modbury Hospital and Civic Park, along with a range of public transport options. Commuting to the Adelaide CBD via the O-Bahn is quick and effortless.

Register your interest 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

Listed By

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