

# 1/18-24 Crozier Avenue, Modbury, SA 5092



## Unit For Sale

Sunday, 31 March 2024

1/18-24 Crozier Avenue, Modbury, SA 5092

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Anthony and Emma Ward

## **AUCTION Price Guide \$299k. Won't be Sold Prior**

2-Bedroom Unit with Potential for Customization and Modernization Nestled in a convenient location, this 2-bedroom unit offers a canvas for personalization and enhancement. Features include: \*?Lounge/dining area equipped with a split-system air conditioner for year-round comfort.\*?Main bedroom boasts ample storage with built-in robes.\*?Fridge to stay in kitchen\*?Bath in bathroom\*?Roller shutters adorn most windows, providing privacy and security.\*?A carport adds convenience for vehicle accommodation.\*?Low-maintenance private rear courtyard This property presents an ideal opportunity for first-time homebuyers, astute investors, or those looking to downsize without compromising on quality. Whether you're starting out, investing for the future, or seeking a comfortable retirement retreat, this unit awaits your vision. Conveniently situated near Tea Tree Plaza, North East Modbury Medical & Dental Centre, Modbury Hospital, Civic Park, City of Tea Tree Gully Library, and various public transport options, including easy access to the CBD via The O-Bahn Interchange. Furthermore, excellent public and private schools are within a short distance, making this location ideal for families. Don't miss out on this opportunity, just 14km (approximately) from the heart of Adelaide CBD. \*?Strate fees of \$475qtr At the vendors request this property WILL NOT BE SOLD PRIOR TO AUCTION Please Note: There will be no private viewings outside the advertised inspection times. The Vendor's Statement may be inspected at the office of Better Homes and Gardens Real Estate 195 Wakefield Street, Adelaide SA 5000 for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. 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, working condition and size of fixtures included in the sale) Interested parties should make their own inquiries and obtain their own legal advice. RLA 302688