

**10/193 Ladywood Road, Modbury Heights, SA 5092**



**Sold Unit**

Wednesday, 28 February 2024

10/193 Ladywood Road, Modbury Heights, SA 5092

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 75 m2**

**Type: Unit**



Nick Raval  
0466963131



Tahir Farooq  
0433080792

## Contact agent

LOOKING to SELL in MODBURY HEIGHTS; We have ready buyers who missed out on this one... Contact NICK on 0466963131 who lives, works and plays in MODBURY HEIGHTS Nick Raval is your local real estate expert who lives, works & plays in Modbury Heights. If you are looking to sell - I am your local agent living locally in Modbury Heights. I believe in "LOCAL 4 LOCAL" and hence I support local community & businesses in and around the area. This immaculately presented spacious 2 bed-room unit (Stand alone home /unit which shares no common wall with any other unit) in Modbury Heights location with great views of the valley; with benefit of it falling under The Heights school zone presents an excellent opportunity for first home buyers or an astute investor with low strata fees of \$276 per quarter & \$95 sinking fund only.... Location is the Key to this place: \* Bus stop outside the group of units - approx 50 metre which takes you direct to Tea Tree Plaza, Golden Grove exchange or direct to CBD\* 3 min (250 metres) walk to Woolworths @ Modbury Heights.\* 4 min (400 Metres) walk to The Heights school Some of the key features as below:\* Low strata fees \$276 per quarter & \$95 per quarter Sinking fund (from latest invoice)\* Open plan living/dining with sliding door access to private garden with pergola. \* Neutral kitchen with gas cooking.\* Both spacious bedrooms with built in robes\* Both bedrooms with individual air-conditioners for cooling and heating\* Both bedrooms with ceiling fans.\* Roller shutters to kitchen, bathroom, toilet and both bedrooms for your privacy & peace\* Separate laundry with sliding door to outdoor area.\* Separate toilet, bathroom with shower cubicle and full sized bath\* Wall heater and wall air-conditioner to living area\* Carport with roller door\* Enough designated guest parking in the complex for your guest Call Nick Raval on 0466 96 3131 for more details. Proudly represented by Team Nick Raval & Tahir Farooq of Team eXp SA. eXp Realty are officially the #1 real estate agency in SA for total number of listings and selling on realestate.com.au. With over 87,000 agents in 24 countries world wide, we are here to help you with all your real estate needs. RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.