

# 11/26-30 Coromandel Place, Modbury Heights, SA 5092



## Unit For Sale

Wednesday, 17 January 2024

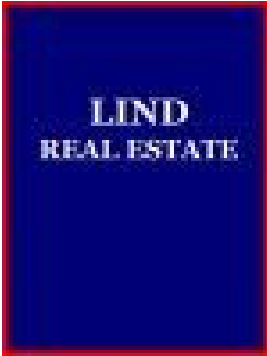
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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Steve Lind

## **AUCTION \$420000-\$430000 (USP)**

Ideal Investment, First Home or for someone wishing to downsize. Great Features of this Home/Unit: Fresh neutral décor throughout. : 2 good size Bedrooms both with Built in Robe & new carpet: Open plan living with tiled floor & Bay Window : Cooling-Ducted evaporative air conditioning : Heating-Gas wall furnace : Kitchen with ample of cupboard space adjacent to dining area. : Separate updated fully tiled bathroom : Separate Toilet : Fully Tiled Laundry with access to rear yard. : A private rear yard with a paved pergola area that can be accessed from the dining room: Tool shed.: Carport under main roof with roller door. Situated in this most sought-after neighbourhood this well maintained Home is walking distance to Modbury Heights shopping centre, schools, transport, reserve & only 10 minute drive to Tea Tree Plaza or Golden Grove Shopping Centre make this lovely home well worth your inspection. CT: 5004/505 Title: Strata Title Council: City of Tea Tree Gully Zoning: General Neighbourhood Council Rates: \$TBA PA Water Rates: \$TBA PQ Year Built: 1989 Disclaimer: 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. Please phone to make an appointment to view The Vendor's Statement as they can be inspected at our Office 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 122327