

12/14 Crozier Avenue, Modbury, SA 5092



Other For Sale

Friday, 9 February 2024

12/14 Crozier Avenue, Modbury, SA 5092

Bedrooms: 2

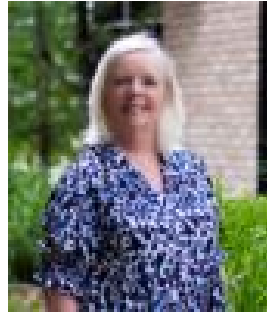
Bathrooms: 1

Parkings: 2

Type: Other



Sam Doman



Louise Miller

0460006620

\$450,000

Sam Doman and Louise Miller of Ray White Tea Tree Gully are delighted to present 12/14 Crozier Avenue Modbury. This impeccable property has everything a savvy investor, first-time homebuyer or downsizers could ask for! Very private and nestled at the rear of a lovely group it has security shutters on all windows, for your peace of mind. Conveniently located just moments away from parks, playgrounds, schools. Step inside to discover comfortable living with ducted gas heating and ducted air-conditioning. A neutral colour palette with floating timber floors. A spacious lounge (with bay window) leads seamlessly to the fully paved outdoor entertaining area. A covered pergola, raised garden beds and the sound of water trickling from the water feature creates a private oasis for you to enjoy. The 2 spacious bedrooms both have built-in robes and carpeted floors. A central bathroom is very neat and in good condition with separate WC and a laundry which has access to the rear garden. The neat and tidy kitchen is equipped with pantry, and a gas stainless steel stove. Convenience is key, with a secure carport with roller door. This low-maintenance gem is nestled in a tranquil complex ensuring your peace and privacy. Seize the opportunity to make this your home sweet home!

- Spacious lounge
- Ducted gas heating
- Ducted air-con
- Large rear entertaining area
- Fully paved and landscaped rear garden
- Secure carport with roller door

The Modbury Hospital, Modbury Sports and Community Club, Civic Park, Water World Aquatic Park, are all a short drive away. Close by is the Tea Tree Plaza with great Shopping, Cafe's, Restaurants, Hoyts Cinema, and the Modbury Bus interchange, providing convenient access to the city. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. RLA 292129