

**15 Britten Avenue, Modbury, SA 5092**

**Raine&Horne.**

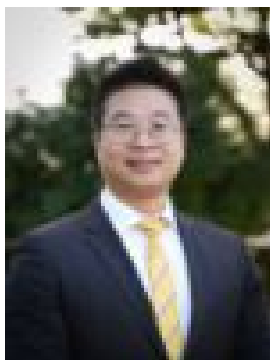
**Residential Land For Sale**

Tuesday, 7 May 2024

15 Britten Avenue, Modbury, SA 5092

Area: 478 m2

Type: Residential Land



Jacky Yang  
0425251113



Ranjani Barot  
0481863394

## Contact Agent

Presented by Jacky Yang from Raine & Horne Unley, these exclusive community-approved townhouse allotments offer a golden opportunity for modern living in the bustling suburb of Modbury. Ideal for the discerning buyer ranging from young families and first-time home buyers to empty nesters seeking a blend of comfort and convenience without the upkeep of extensive gardens. TOTAL LAND ALLOTMENT FOR SALE IS 478 SQM APPROX. Which has planning approval for two community title allotments Lot 2 & Lot 3. Welcome to LOT 2 and LOT 3 at a Prime Modbury Location! Just a short stroll from Westfield Tea Tree Plaza, Modbury Hospital, and surrounded by a plethora of transportation options along Montague Road, Nelson Road, and North East Road. This locality is enriched with educational facilities like Modbury West School, Modbury School P-6, and Modbury High School. Experience a lifestyle where convenience meets modern living with local amenities always within reach. LOT 2 - 149 sqm & Lot 3 - 173 sqm A brilliantly designed townhouse spans two levels; the ground floor hosts an open kitchen and living area that effortlessly connects to a dining space, perfect for entertaining and daily family life. The upper floor is a sanctuary featuring a master bedroom with an ensuite and walk-in robe, alongside a second bedroom with built-in robes. An additional retreat or second living space offers flexibility for relaxation or additional family activity space. This larger allotment mirrors the luxurious and practical layout of LOT 2 with some extra space. It features the same smart split-level design that maximizes living space and functionality. The upper level supports a peaceful lifestyle with a spacious master suite, comprehensive second bedroom, and a multipurpose retreat that adapts to your changing needs. Features Across Both Lots Include:

- Modern architecture with striking street presence and curb appeal.
- Master Bedroom with Ensuite and Walk-in
- Second living area on first floor
- Low maintenance courtyards that offer private outdoor enjoyment with minimal upkeep.
- Secure garage parking with internal access
- Embrace the future of living in Modbury where these townhouses provide a perfect blend of luxury, efficiency, and location. Each lot promises a lifestyle of ease and sophistication in a vibrant community known for its accessibility and abundant local amenities. With their appealing features and prime location, an in-person inspection of LOT 2 and LOT 3 is an absolute must to fully appreciate what these exceptional homes have to offer.

Disclaimer - All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice.