

# 17 Wackett Street, Modbury Heights, SA 5092



## Sold House

Saturday, 12 August 2023

17 Wackett Street, Modbury Heights, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 656 m2**

**Type: House**



Dinesh Sharma

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**\$565,000**

Location, Location, Location! Located in the sought after Heights School zone, this 656sqm (approx.) allotment certainly presents a rare opportunity. Whilst the existing home has seen better days, it's not every day that a flat, regular shaped allotment with no significant trees hits the market. Knock down and rebuild your dream home in this wonderful north facing position or subdivide (STCC) and sell. There certainly isn't a shortage of buyers looking to move into this popular area. Only a few minutes' drive to Westfield Tea Tree Plaza Shopping Precinct, with its multi-million-dollar food and entertainment precinct and 20-minute O-Bahn link to the city, the location of this home is just perfect. Large allotments of land in Modbury Heights are few and far between, so be sure to put this one on your inspection list TODAY!

**PROPERTY HIGHLIGHTS:**

- Excellent schools, great shopping facilities, and public transport nearby
- 656m<sup>2</sup> (approximately) regular shaped, flat allotment
- North facing block
- No significant trees
- Subdivision potential (STCC) with 18.3m (approximately) frontage
- Existing home is connected to mains sewer, power, and gas
- NBN available

Don't delay, inspect TODAY!

**SPECIFICATIONS:** CT - 5530/350 Council - Tea Tree Gully Zoning - GN - General Neighbourhood Built - 1977 Council Rates - \$1,619.45/annum SA Water - \$151.32/quarter ESL - \$124.65/annum