

**18 Gorman Street, Modbury, SA 5092**



**Sold House**

Friday, 18 August 2023

18 Gorman Street, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 702 m2**

**Type: House**



Guru Singh

0460006622

## Contact agent

SAM DOMAN and GURU SINGH proudly present 18 Gorman St, Modbury. This delightful 3-bedroom, 1-bathroom house offers immense potential for those seeking a property with endless possibilities. While plenty of repair and improvements are required, you'll have the freedom to personalize it to your taste. Nestled on a generous lot spanning approximately 702 square meters approximately, this property provides abundant space and beckons future development, subject to planning approvals. Whether your vision involves renting out the existing house or exploring additional options in the future for multiple story subdivision (STPC) either way this with a little TLC could be the very best option to add vale for first home buyers. Convenience is at your doorstep with Tea Tree Plaza just 2 minutes away, offering a diverse range of shopping, dining, and entertainment options. The TTP Bus interchange, a mere 5-minute walk, ensures excellent connectivity, making your daily commute a breeze. - Solar panels installed - Large garage for parking or use as a workshop. - Reverse cycle air conditioning system for year-round comfort. The backyard of this property is expansive, providing ample room for outdoor activities, and includes a convenient storage shed for your belongings. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129