

**18A Brigalow Avenue, Modbury, SA 5092**



**House For Sale**

Saturday, 20 January 2024

18A Brigalow Avenue, Modbury, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Callan Lister  
0881808162

## BEST OFFERS BY 5TH FEBRUARY 2024 USP

It is with heightened excitement the team at Ray White Angle Vale and Callan Lister present this charming four bedroom two bathroom home, situated in the beautiful suburb of Modbury. Inside, you will find a range of amenities to enhance your daily life. From two living areas to a spacious dining room, this property offers plenty of space for family gatherings and socialising. The kitchen is well equipped with modern appliances making meal preparation a breeze. As you step outside, you will find a low maintenance backyard with alfresco, perfect for relaxing or entertaining guests and family. Located close to the Adelaide Hills, this property offers a peaceful and serene environment. Take a stroll along the path or enjoy the short drive through the hills. The property has it all! Conveniently located near local amenities, such as schools, shops and transportation makes this home ideal for getting places with ease. This property is more than just a home; it's a lifestyle destination where modern elegance and convenience meets the tranquillity of suburban living. Don't miss the opportunity to make this exceptional property your own. Contact us today to see the possibilities this property has to offer.

**FEATURES YOU WILL LOVE:** - Stunning street appeal- Fantastic location for families- Ducted reverse cycle air conditioning- Modern colour scheme- Four generous size bedrooms- Master bedroom with WIR and ensuite- Two separate living areas- Laundry with outside access- Alfresco for entertaining guests- Low maintenance garden and so much more!

This property will not hang around long and is simply a 'Must see'. For more information or to book a viewing, please contact Callan Lister on 0412 388 183 at any time. To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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