

**2/18-24 Crozier Avenue, Modbury, SA 5092**



**Unit For Sale**

Tuesday, 9 January 2024

2/18-24 Crozier Avenue, Modbury, SA 5092

**Bedrooms: 2**

**Bathrooms: 1**

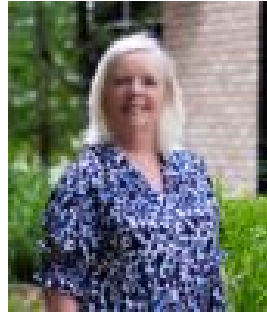
**Parkings: 2**

**Area: 319 m2**

**Type: Unit**



Sam Doman



Louise Miller

0460006620

**\$400,000 to \$425,000**

Sam Doman and Louise Miller of Ray White Tea Tree Gully are proud to present this lovely 2 Bedroom unit set in a wonderful location with-in walking distance to Westfield Tea Tree Plaza. Here you will find great Shopping, Cafe's, Restaurants, Hoyts Cinema, and the Modbury Bus interchange, providing convenient access to the city. Modbury Hospital, Civic Park, Water World Aquatic Park, Modbury Sports and Community Club are also a short drive away. Features Include: • 2 Bedrooms both carpeted • Reverse cycle wall air con in the Living Room • Open plan Kitchen, Living and Dining with floating timber floors • Kitchen with gas cooking and gas hot water system • Spacious rear yard with large timber deck and private rear garden • Two allocated carparks, 1 under cover plus small shed. • Situated at the front of the complex providing easy access • Fantastic location, close to all amenities Ideal for First Home Buyers, Downsizers, or Investors, our excellent property managers can organize an amazing tenant for you. Property Info: Built: 1986 Strata: \$415 per quarter (approx.) Water: \$153 per quarter (approx.) Council: \$350 per quarter (approx.) Rental Assessment: \$420 - \$460 per week 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