

2/64 Columbia Crescent, Modbury North, SA 5092



Sold Unit

Tuesday, 5 September 2023

2/64 Columbia Crescent, Modbury North, SA 5092

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 131 m2

Type: Unit



Ryan Graham
0400912287

\$462,000

Welcome to your new home in the heart of Modbury North! This property offers the lucky purchaser the perfect blend of comfort and convenience. Situated in a prime location and set on a generous allotment with a private yard and sufficient off-street private parking, this is one you won't want to miss! Features include: * Two bedrooms, master includes a built-in wardrobe * Ducted evaporative cooling throughout the property * Wall-mounted heater in the lounge area * Generous kitchen with gas cooktop, sufficient storage, and bench space throughout * Spacious home with approx. 2.7meter ceiling height throughout * Private rear yard space with gate access to walking trail and reserve * Secure off-street parking single garage with automatic roller door This property presents a wonderful opportunity for first-time buyers, savvy investors who are looking to strengthen their portfolios, or those looking to downsize. This flat allotment allows for independent living in a centralized location. Within moments to all the major retailers on offer at the Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, local sporting clubs, zoned to the popular The Heights School, and within a short distance to several child care centers. Also, with public transport options aplenty including the nearby O-bahn commuting to the Adelaide CBD is a breeze! Register your interest with Ryan Graham today. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516