

5/43 Edinburgh Road, Modbury, SA 5092



House For Sale

Tuesday, 2 April 2024

5/43 Edinburgh Road, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 135 m2

Type: House



Ryan Graham
0400912287

\$595,000 - \$650,000

Originally constructed in 1991 and tucked away on Edinburgh Road, is a well-loved home that is ready for its new owner. No matter your situation, this home is certain to impress! Positioned on a manageable allotment, this presents a perfect opportunity to secure a quality home in this highly desirable pocket of Modbury. Key features include: * Three large bedrooms * Master bedroom with Bayview window, ensuite and walk-in robe * Multiple spacious living areas, both able to be closed off by an internal door * Kitchen with ample bench space/storage, gas cooktop, oven & breakfast bar * Year-round comfort provided by ducted reverse cycle heating and cooling throughout * Under-covered courtyard, perfect for enjoying the afternoon sun * Garden shed at the rear of the property * Secure off-street parking with a single carport and allocated car parking space at the rear * Within walking distance to Civic Park, Westfield Tea Tree Plaza, Modbury Hospital, The Obhan This is an ideal opportunity for those looking to downsize and secure a home on a flat manageable allotment, perfect if you're looking to enter the property market and for the savvy investors amongst us, a chance to bolster your investment portfolio. Set in a location that you will love calling home, surrounded by several reserves including Edinburgh Reserve, within a short distance to the Westfield Tea Tree Plaza and all the major retailers/eateries that are on offer, Civic Park, Modbury Hospital, several public transport options including O-bahn, local schools both public & private and with North East Road only a hop, skip, and a jump away, commuting to the Adelaide CBD is done with ease! This home deserves a visit, and with so much on offer, it won't last long. Contact Ryan Graham now to ensure you don't miss out on this opportunity! 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