

**7/41 Corroboree Road, Modbury North, SA 5092**



**House For Sale**

Thursday, 18 January 2024

7/41 Corroboree Road, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Best Offers by Monday 29th January (USP)**

Located in ever-popular Modbury North, this desirable property represents low maintenance living at its best. The absolutely immaculate 3-bedroom homette offers a relaxed and spacious feel, with plenty of natural light and a neutral colour scheme you can easily make your own. Being detached and one of a small group of only seven, it is well set up for privacy. Walking through the front door you enter a large, light filled lounge room that is the perfect space to relax with a good book, watch your favorite show or sit and chat with family and friends. Next up, a generous sized kitchen with plenty of cupboard space, that opens out into an ample dining area. Heading further into the home you will then find 3 generously sized bedrooms with handy built-in robes to be found in the main bedroom. The bedrooms are all serviced by a bright bathroom with bath, shower and separate toilet. Moving outside you will find a brilliant entertaining area with a flat roof pergola perfect for hosting your friends and family all year round whilst overlooking the established gardens. This picturesque backyard with a good-sized garden shed is perfect to potter around in and yet perfectly remaining low maintenance. Your new home is just meters from popular Burregah Reserve with its gum-lined ovals, birdlife, playground and sports facilities. Conveniently located with easy access to public transport (including O'Bahn) and Tea Tree Plaza. A short walk or drive to a wide variety of local shops, schools, places of worship, healthcare and many other ancillary services, and all your needs are well catered for! This homette truly is a great opportunity for the first home buyer, investor or downsizer. It's got all you could ask for and is ready for you to move straight into. Be sure to get in quick! Call Darren Cowey 04 03 051 655 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 inquiries and obtain their own legal advice.