

7 Victoria Drive, Modbury, SA 5092



Sold House

Monday, 23 October 2023

7 Victoria Drive, Modbury, SA 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 680 m2

Type: House

\$767,000

Auction Location: Onsite Auction - Onsite, Saturday the 11th of November 2023 at 11:30am We are pleased to present this robust family home in one of Modbury's most sought-after locations, where all your needs are conveniently moments away. This home is advantageously zoned within the Housing Diversity Neighbourhood policy and sits on a generous allotment of approx. 680 sqm, free from easements and encumbrances, with an impressive street frontage of approx. 18.2 meters. A home that is large enough for even the biggest of families, making it a perfect choice for multi-generational families or those seeking a long-term family home in this premier location, or for the astute investors amongst us the potential is obvious! Features you'll love: *A flexible floor plan, with a detached retreat or fourth bedroom with an ensuite *Advantageous zoning under the Housing Diversity Neighbourhood policy, allowing a greater scope on future development (subject to planning consent) *Spacious kitchen with ample storage & gas cooktop *Ducted evaporative cooling throughout, ideal for the warmer months *Gas heater in main living room *Large garage/workshop with power *Ample off-street parking including drive-through access to the rear yard *Large entertainment area ideal for hosting the family BBQ or enjoying the afternoon sun This home is ready for its next owner and all of their ideas. Its prominent location eliminates the need for owning a car, as everything you'll ever require is within walking distance. You'll find major retailers at the Westfield Tea Tree Plaza, the Modbury Hospital, a number of private and public schools, and ample public transport options, including the nearby O-Bahn. Take advantage of having Civic Park on your doorstep - pack a picnic and enjoy quality time with your family or potentially your time could be better spent exploring the walking trails at the nearby Edinburgh Reserve all of this and still only a short commute to the Adelaide CBD, you'll simply love living in this location. A home offering this much deserves a visit, don't miss out on this gem enquire 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