

105 Reservoir Road, Modbury, SA 5092



House For Sale

Wednesday, 19 June 2024

105 Reservoir Road, Modbury, SA 5092

Bedrooms: 3

Bathrooms: 1

Area: 861 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction 06/07/24

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is great proposition in the beating heart of Modbury . Built in 1963 this home is in need of some TLC and could either be a renovators delight or could be perfect for redevelopment. Either way an opportunity like this does not present itself very often.Situated on a massive 861 m2 (Approx) allotment and with a very wide frontage of approx. 35.3 metres, this property is situated within walking distance to the Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital and an abundance of local amenities.Features of this amazing home include:• Located in the Housing diversity neighbourhood of the Tea Tree Gully council this property can potentially have multiple dwellings on it (Subject to planning consent).• 861 m2 (Approx) allotment with a 35.3m frontage approx. • NO EASEMENTS OR ENCUMBERENCES registered on the title. • Potential to renovate the existing house for long term use. • 3 Bedrooms with 1 bathroom and a separate toilet. • Truly within walking distance to the Tea Tree Plaza, Modbury Hospital and heaps of other amenities with bus stops literally right outside the house. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!Please note that this property is scheduled to be auctioned on 06/07/2024 @ 4 PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.RLA-322341