

14 Carty Avenue, Modbury, SA, 5092



House For Sale

Sunday, 18 August 2024

14 Carty Avenue, Modbury, SA, 5092

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Lisa Xu

0432235818

860sqm (approx) corner allotment, close to amenities

Discover the immense potential that this 860sqm (approx) corner allotment offers.

The existing home features 4 bedrooms, 2 bathrooms and two spacious living areas, along with a separate double garage. The home requires some work, ideal for the savvy renovator, or use the opportunity to re-develop the land and build your dream home (STPC).

You'll love the easy access to Tea Tree Plaza which offers many department store options, as well as boutique shops and cafes to try. Modbury Hospital is close by, ideal for students or workers.

Modbury offers plenty of parks and playgrounds to explore, including Dalaston Reserve across the road, Civic Park and the Modbury Sports and Community Club, which includes a skate park and WaterWorld Aquatic Centre. Great schooling options nearby include Ardtornish Primary School and Modbury High School.

Stamped plans are available.

Specifications

Title: Torrens Titled

Year built: c1966

Land size: 860sqm (approx)

Council: City of Tea Tree Gully

Council rates: \$1,919.75pa (approx)

ESL: \$141.20pa (approx)

SA Water & Sewer supply: \$176.57pq (approx)

(STPC) Subject To Planning Consent.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629