

**15/8 Harrison Avenue, Modbury, SA, 5092**



**House For Sale**

Friday, 30 August 2024

15/8 Harrison Avenue, Modbury, SA, 5092

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Not open this weekend | First open Sat 7/9**

### **Charming 2 Bedroom Unit in Prime Location!**

This cute and quiet 2 bedroom unit is perfect for first home buyers, investors, or those looking to downsize. Tucked away in a peaceful setting, this property offers both comfort and convenience.

As you enter, you're greeted by a spacious lounge room. The open-plan dining area flows seamlessly into the kitchen, creating a warm and inviting space for everyday living. Hybrid timber floors run throughout, adding a touch of elegance and ease of maintenance.

The master bedroom is a cozy retreat with a ceiling fan for added comfort. The bathroom is generously sized, featuring a separate toilet. The laundry offers direct access to the outside, where a small paved area provides a perfect spot for a morning coffee.

With an automatic roller door for secure parking and a low-maintenance outdoor area, this unit is designed for easy living.

Perfectly situated along a major north eastern corridor, this unit offers quick access to Tea Tree Plaza and Gilles Plains Shopping Centre for all your shopping, dining and entertainment needs. The nearby Paradise Interchange provides an easy commute to the CBD, while the iconic River Torrens and Linear Park are just minutes away.

Whether you're an investor seeking a great return, a first home buyer entering the market, or someone looking to downsize in a peaceful setting, this delightful unit has something for everyone.

Don't miss your chance to secure this hidden gem!

- Charming 2 bedroom unit
- Ideal for first home buyers, investors or downsizes
- Spacious lounge room
- Open plan dining area and kitchen
- Hybrid timber floors throughout
- Master bedroom with a ceiling fan
- Generously sized bathroom
- Prime location
- Close to local shops and eateries
- Easy commute to the CBD via the nearby Paradise Interchange
- Close to the River Torrens and Linear Park

**DISCLAIMER:** We have in preparing this document using 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.

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