

# Lot 102 (11) Whittaker Drive,, Modbury, SA 5092



## House For Sale

Wednesday, 12 June 2024

Lot 102 (11) Whittaker Drive,, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 293 m2**

**Type: House**



Abdul Rahman

0469072845

**\$665,000**

This Perfect home is very close to Shopping & Dining: Just minutes away from the bustling Tea Tree Plaza, which boasts a variety of shops, restaurants, and entertainment options. Education: Close to reputable schools and childcare centers, making it perfect for families. Recreation: Enjoy the numerous parks, walking trails, and recreational facilities in the area, including the picturesque Civic Park. Healthcare: Proximity to Modbury Hospital ensures peace of mind with top-notch medical facilities nearby. Transport: Well-connected by public transport, including the O-Bahn Busway, providing quick and easy access to Adelaide's CBD. Don't miss out on this fantastic opportunity to secure a prime piece of House and land package in one of Modbury's most desirable locations. Whether you're looking to build your forever home or make a savvy investment, Lot 102 at 11 Whittaker Drive is the perfect choice. This Home has 3 bedrooms, 2 bathrooms large spacious quality kitchen, walk in pantry, one room with en suite and walk in robe and other 2 room with built in robe, Separate lounge area and Single Garage with Auto Panel door. This is a Great opportunity for someone who are first home buyers and also others willing to have great house and land package. Block size is 293 sqmtrs with 9.15 wide and 32 deep. Included in this package you will also find: \* Single Garage, Inc Auto Roller Doors \* 2.7 Ceilings \* Generously Insulated \* Overhead Cupboards to Kitchen \* Powerfull Ducted Reverse Cycle Air Conditioning \* Built in Robes \* Stainless Steel Appliances \* Other Pacakges Available in Many Areas. \* Site Work & Footings - Allowance \* Plus Much Much More \* Conditions apply. Certain elevations may not match the particular floor plan published in this package, as such all floor plans and elevations are for illustration purposes only. Note: Plans and photographs are indicative only E.&OE - Prices may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages are subject to final Council or Developer approval. The land referred to in this House & Land Package is not owned by Sterling Homes. Sterling Homes makes no representation about the suitability of the land to build on or otherwise. You must satisfy yourself of that by inspection or by taking professional advice. Land subject to availability. Land component sale by Wemark Real Estate RLA: 286049