

15 Hillary Crescent, Modbury North, SA, 5092



House For Sale

Saturday, 23 November 2024

15 Hillary Crescent, Modbury North, SA, 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Sam Doman

0412572602

Incredible investment opportunity in Modbury North!

Sam Doman and Garry Dickeson are excited for the buyer that is sick of missing out lately, with a very affordable expectation from vendors that just said sell on the day, if not before as they have purchased another home and must sell this one that has been a great rental and needs work but being sold as is with tenants moving out soon.

Looking for a fantastic investment opportunity? This property situated at 15 Hillary Crescent, Modbury North might just be what you're searching for. With a generous 18.1 metre frontage and a spacious 572sqm allotment (approx), this property offers both space and potential.

Ideal for those looking to rent out and potentially divide later, it's sizeable land and desirable location make it a prime candidate for future development (STPC).

Key Features

- 18.1 metre frontage
- 572sqm allotment (approx)
- 3 bedrooms
- Living and dining area with bar
- Separate kitchen
- Separate Rumpus room
- Solar panels on the old tariff, providing cost-efficient energy
- Carport with roller door
- Garden shed

Within close proximity to Clovercrest Shopping Centre, Good Shepherd Lutheran School, Para Vista Primary School and many other amenities offering convenience for anyone and everyone.

Proudly presented by Sam Doman and Garry Dickeson of Ray White Tea Tree Gully.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at our office located at 1303 North East Road, Tea Tree Gully for at least three consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

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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