







Light, Bright & Elevated

3 1 2 658m2

UNDER CONTRACT - Open Inspection Cancelled.

Sitting proudly on the high side of the street with sweeping views over Modbury North, this solid brick family home offers flexibility, space and genuine potential in one of the area's most convenient pockets.

Whether you're upsizing, investing or looking for a property you can modernise over time, this home ticks every box. Three well-proportioned bedrooms are positioned privately to one side of the home, including a generous master with a wide picture window framing the elevated landscape. An additional sunroom at the rear adds valuable versatility - ideal as a home office, fourth bedroom, hobby space or quiet art studio.

The centrally located and light-filled kitchen includes excellent storage, classic timber cabinetry and servery bay window. Two large living zones; a formal lounge/dining area plus a bright family/rumpus room with split-system air conditioning and a fireplace provide outstanding flexibility for families, entertaining or multi-use living arrangements.

A key highlight is the green-filled expansive outdoor footprint. A full-length verandah, paved courtyard, mature gardens and multiple sheds. It delivers the space, privacy and scope to further develop the outdoor area into an

Price	SOLD
Property Type	Residential
Property ID	2616
Land Area	658 m2
Floor Area	150 m2

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entertainer's haven or peaceful retreat.

This tightly held pocket is consistently sought after for its proximity to major lifestyle conveniences: Tea Tree Plaza shopping and dining, Modbury Hospital, public transport including the O-Bahn, quality schools and local reserves. Walking trails, parks and everyday amenities are all within easy reach.

Features to List:

- Site Area 658sqm, *with 17.8m Frontage**
- 3 well sized bedrooms, *2 with built-in robes and ceiling fans*
- Centrally located kitchen with outdoor servery window
- Light-filled front living room and family/rumpus room with Fireplace and dedicated A/C split system.
- Ducted A/C through the rest of the home
- Sunroom attached to the rear of dwelling
- Well-kept original bathroom with bath and shower, *separate w/c.*

**Approx.*

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