

22 Lynore Ave, Modbury Heights, SA 5092

\$480,000 - \$520,000

House 4 2 2



## Your Search Ends Here!

Words cannot describe, seeing is believing. This home has the lot!

A decent size block, a house built with families in mind and loads of extras sure to please.

Where do we start, perched high and sitting proudly above the street, nestled at the edge of Modbury Heights adjacent Para Hills, access to walking trails that run through this area.

This home offers panoramic views. Great during the day, spectacular at night. Imagine sitting outside with family and friends, enjoying a drink, soaking up the view, nothing between you and the ocean.

Four Bedrooms (three are doubles, master with en suite bathroom and walk in robe). Two very generous living areas encompassing formal lounge and dining, plus sparkling white kitchen overlooking the dining and family room \*Ducted reverse cycle air conditioning (a must for a home of this size) and the owners have put in a 30 panel solar system (so the electricity bills won't break the bank). The outdoor areas are amazing. Huge verandah and pergola areas, pitched roofed, allowing you to entertain the entire family, there's oodles of room over two levels. (PLUS) All paved and concrete ready to accommodate your outdoor furniture.

To complete the package, roller shutters, monitored alarm system and large garage. This is a home built with a combination of brick and brick veneer. A home to be proud of. This could be the one you want to call yours!

For all enquiries please call David or Beverley Philpott on 8343 5600.

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary council consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice - RLA 46442

### Listed By



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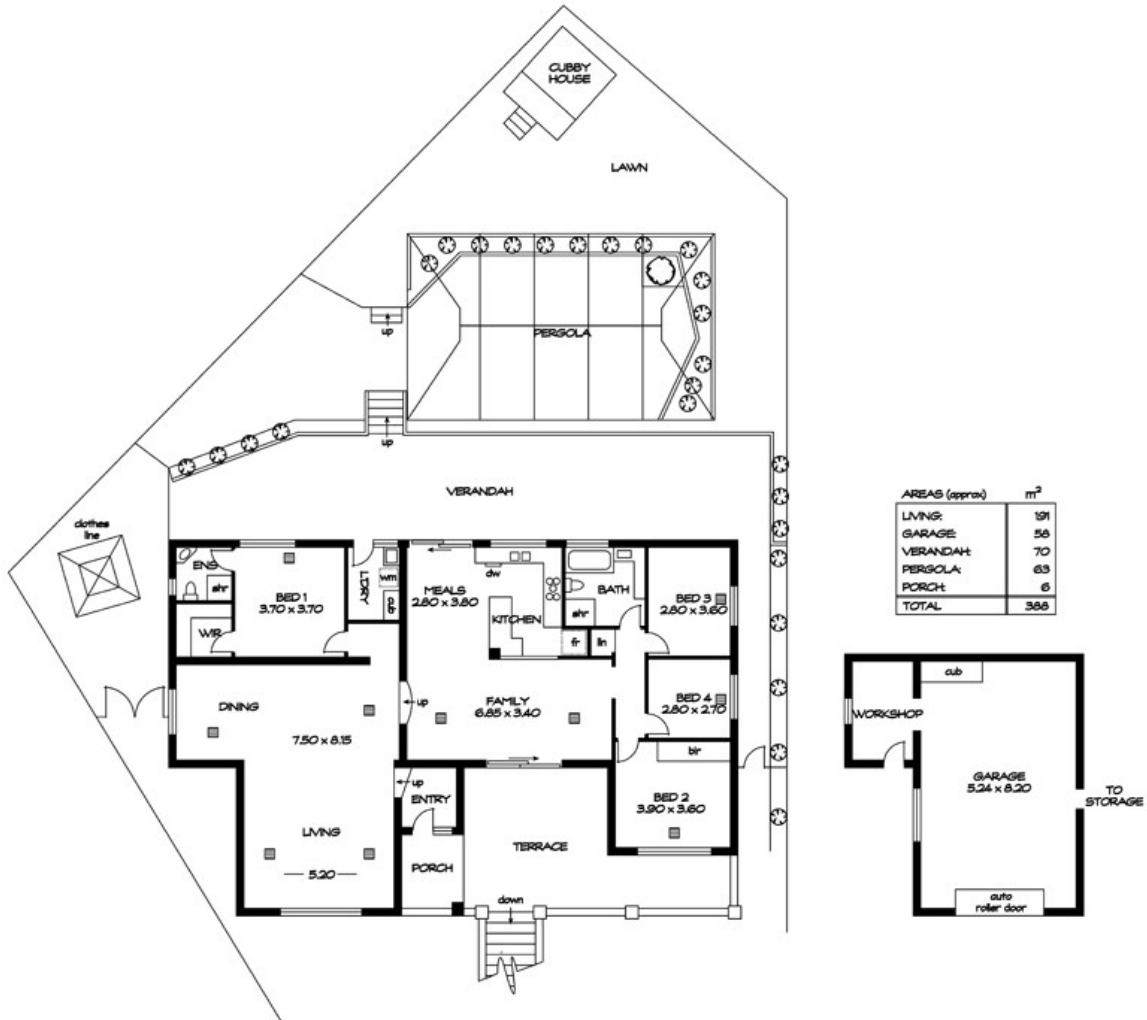
David Philpott  
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**Open for Inspection**

By Appointment.

Floorplan



AREAS (approx)	m <sup>2</sup>
LIVING	191
GARAGE	56
VERANDAH	70
PERGOLA	63
PORCH	6
TOTAL	386

