



1/37 Gorman Street Modbury SA

3  **2**  **2** 

JUST COMPLETED AND THEY LOOK SO GOOD!

2 SEPARATE LIVING ROOMS PLUS A GENEROUS OUTDOOR UNDERCOVER ALFRESCO LIVING AREA.

Price : \$ 435,000

View : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/modbury/residential/house/5551980>

The developer has put a lot of effort into designing the homes to maximise space and natural light. She takes pride in the way her homes are built. Her motto is to build new homes that she would enjoy living in herself. Absolutely awesome!

YOU WILL LOVE THE LOCATION.

There is so much happening in family friendly Modbury and with the convenience of the O-Bahn express transport line being only a 5 minute walk away ... you can be in the city in a short time.

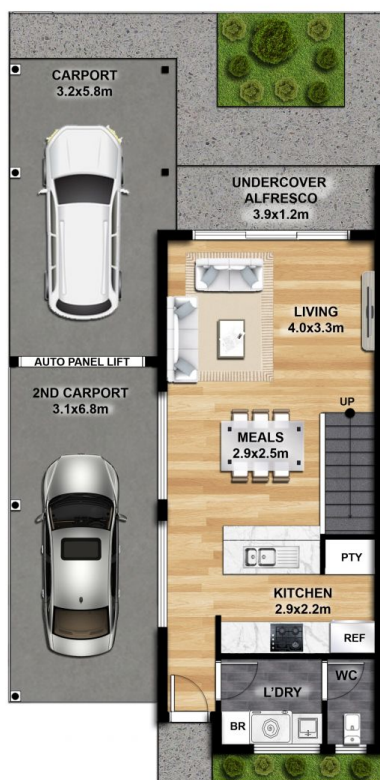
5 minute walk to Westfield Tea Tree Plaza that is a vibe of



Theon Bruse
08 8431 8181



Toby Shipway
8413 8181



GROUND FLOOR

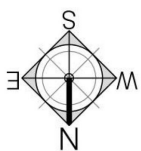


FIRST FLOOR

AREAS	
LOWER LIVING	: 43.22m ²
UPPER LIVING	: 67.33m ²
CARPORT	: 19.15m ²
2ND CARPORT	: 21.08m ²
ALFRESCO	: 5.04m ²
BALCONY	: 16.23m ²
TOTAL	: 172.05m ²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

Lot 3/ 37 Gorman Steet Modbury SA 5092



GORMAN STREET