



**1/24 Grenache Avenue Modbury SA**

4 2 2

The architect has designed this home to showcase the unique and exciting outlook over the park at the back of the home. The ultimate in luxury and peaceful living.

4 FRONT PROPERTY DEVELOPMENTS. Being built by an extremely good local second generation builder. This is a builder of whom I have sold for many times over the past 20 years. They pride themselves in their work and their experience of 2 generations of building homes and this defiantly shows in the homes they build.

Backyard and large bedrooms that overlook the park.

Top quality fixtures and finishes throughout with everything except curtains included.

SO MUCH NATURAL LIGHT TO ALL ROOMS.

**Price** : \$ 735,000

**View** : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/modbury/residential/house/7989460>



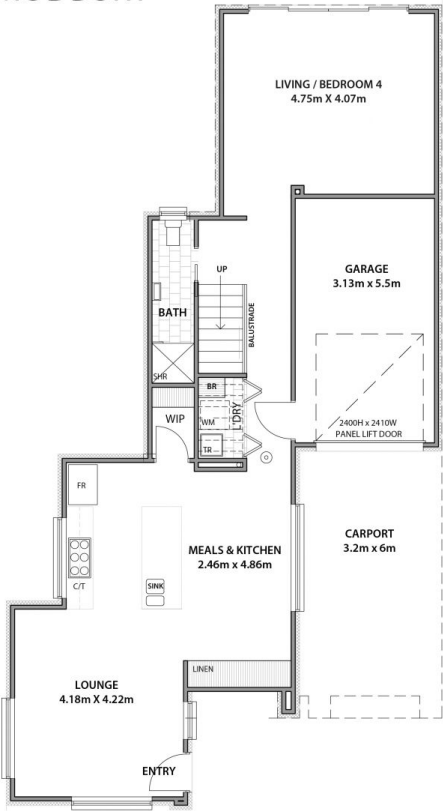
**Theon Bruse**  
08 8431 8181



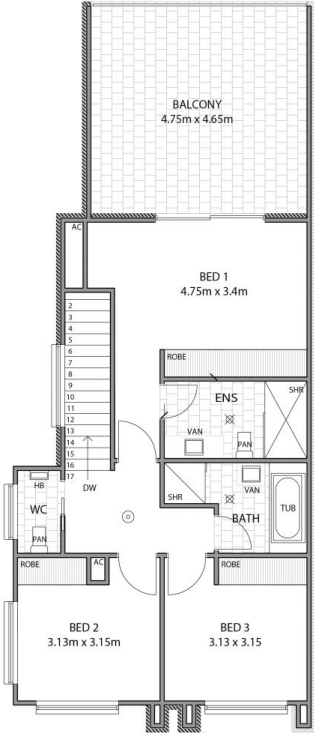
**Bevan Bruse**  
08 8431 8181

# GRENACHE AVENUE MODBURY

AREAS (D1)	SQM
Lower Living	83.20
Upper Living	68.40
Carport	19.20
Garage	19.60
Porch	01.00
Balcony	23.40
<b>TOTAL</b>	<b>214.80</b>



Ground Floor Plan D1



Upper Plan D1