MODBURY 37 Gorman Street



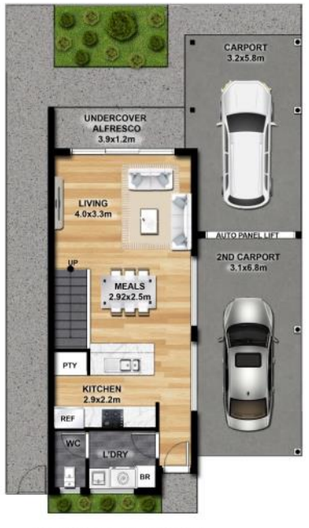
GROUND FLOOR

FIRST FLOOR

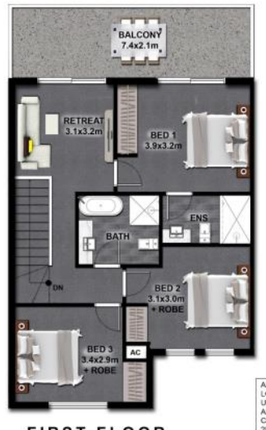
AREAS		
LOWER LIVING	:	50.24m²
UPPER LIVING	:	88.64m²
CARPORT	:	17.70m²
ALFRESCO	:	17.64m²
TOTAL	:	154.22m²

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

Lot 1/ 37 Gorman Steet Modbury SA 5092



GROUND FLOOR



FIRST FLOOR

AREAS		
LOWER LIVING	:	43.77m²
UPPER LIVING	:	68.02m²
ALFRESCO	:	5.04m²
CARPORT	:	19.15m²
2ND CARPORT	:	21.08m²
BALCONY	:	16.23m²
TOTAL	:	173.29m²

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

Lot 2/ 37 Gorman Steet Modbury SA 5092



This floor plan is for illustration purposes only and all measurements are approximate. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent, and any information that is intended to be relied upon should be independently verified. Neither the agent, vendor or contracted illustrators take any responsibility for any omission, wrongful inclusion or typographical error which may occur in this drawing as it is intended as an artistic impression only. While every endeavour has been made to verify the correct details in this publication, neither the agent, vendors, nor contracted typesetters accept any responsibility for any error or omission.

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For Sale

MODBURY 37 Gorman Street

MODBURY 37 Gorman Street

Brand new and super trendy. Top quality. Walk to TTP. 2 living areas.

JUST COMPLETED AND THEY LOOK SO GOOD!

2 STUNNING DESIGNS TO CHOOSE FROM.
Only 2 homes left.
4 homes are already sold.

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

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 activities thanks to the newly upgraded Restaurant boulevard. Hoyts Cinemas. It's a shoppers Paradise.
Lots of open green spaces, parklands and children's playgrounds.
NOT ONLY A WONDERFUL AREA TO LIVE IN BUT ALSO EXCELLENT FOR POTENTIAL CAPITAL GROWTH.
MODBURY IS ON THE MOVE!

2 CARPARKS.

SECURE LIVING ENVIRONMENTS.

Check out the designs. The free flowing floor plans are fantastic. The quality of the finishes are high end!

2 living areas full of natural light.
Large kitchens complete with top quality Smeg gas cooktops.
Dishwashers, Euro electrical fully functional ovens.
Outdoor undercover alfresco entertaining areas.
3 bedrooms, 2 bathrooms and a 3rd toilet.
Main bedroom suite with ensuite bathroom.
Built in robes to all bedrooms.
Designer square look tapware & sanitaryware.
Stylish tiles.
Quality floating floors.
Ducted reverse cycle air conditioning with zone control.
High 2.7m high ceilings on both levels.
Gas instant hot water.
2 carparks.

Prices
House 1 $439,000
House 2 $409,000
House 3 SOLD
House 4 SOLD
House 5 SOLD
House 6 SOLD

Get ready to be impressed!

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