



**13 Barbara Street MODBURY SA**

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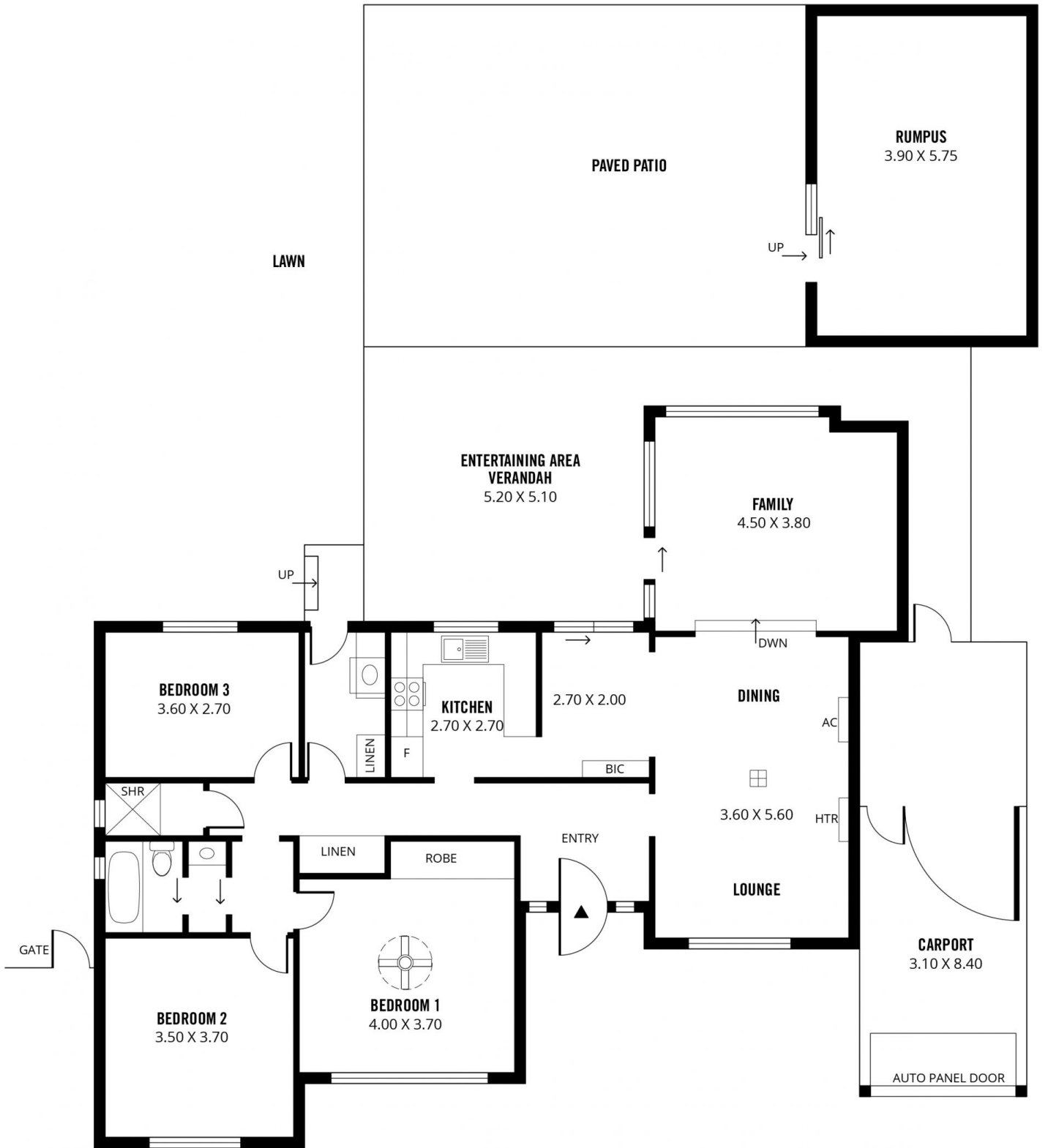
This delightful updated home is situated in a quiet location within walking distance to Clovercrest Shopping Centre, minutes from schools, kindergarten, childcare, parks and an easy drive to Tea Tree Plaza and Modbury Hospital.

**View** : <https://www.michaelkris.com.au/sale/sa/north-north-east-suburbs/modbury/residential/house/5834538>

If you are looking for a spacious home without the big price tag, then this one is worthy of your inspection. Offering a lovely light-filled floor plan comprising 3 good size bedrooms, master with built-in robe and ceiling fan. The open plan living area is an absolute delight with plenty of space to bring the family together, including a formal lounge, spacious dining area and a lovely modern kitchen with plenty of built-in cupboards, stainless steel cooking appliances, gas cooktop and plenty of bench space including breakfast bar. Adjacent the open plan living is a 2nd living room with large windows allowing rear yard views and direct access to the outside undercover



**Michael Georgiadis**  
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**273m<sup>2</sup>**

**TOTAL**

156m<sup>2</sup>

Living

26m<sup>2</sup>

Carport

39m<sup>2</sup>

Verandah/  
Ent.Area

52m<sup>2</sup>

Paved Patio



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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