



## 2152/163 Kelly Road Modbury North SA

Anthony Fonovic and Tim Morris Real Estate are proud to present this brilliant opportunity to build your own dream home or investment property (subject to Planning Consent) in the highly sought-after suburb of Modbury North.

This fantastic 334sqm (approx) Torrens Title allotment boasting a 9.14m (approx) frontage and is perfect for a wide range of new home designs (subject to Planning Consent) to suit almost any family.

This is an amazing opportunity if you're looking to take advantage of the \$15,000 first home buyers grant (subject to eligibility criteria).

The location is second to none and a perfect place to build your long-awaited dream home with the land being conveniently located only minutes from local schools, sporting facilities, parks and walking trails, plenty of public transport options and some of the best shopping that Tea Tree Plaza and the Modbury Heights Shopping Centre has to offer. All this and only a short 15km (approximate) drive to the city.

This rare opportunity is one not to be missed so call Anthony Fonovic now on 0411 513 352 or email [anthony@timmorrisre.com](mailto:anthony@timmorrisre.com) for further details.

**Price** : \$ 300,000  
**Land Size** : 335 sqm  
**View** : <https://www.timmorris.com.au/7154333>



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**Shiv Arora**  
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