

# ous . property



## 9 Deborah Grove Modbury North SA

3 1 3

Set on a substantial 900sqm block (approx), this three bedroom family home effortlessly blends fun, family and functionality.

The design focus is on generous space for lively family gatherings, starting with the living area comprising an open plan lounge, dining, study nook and kitchen - a warm and friendly hub for all family activities.

A second living room or rumpus and adjacent bar lounge provides a special entertainment area or maybe a great place for the pool table? alternatively a top spot to escape the tribe and relax with your favourite Netflix show.

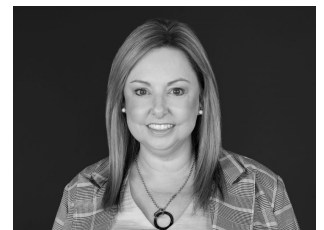
From here the fun and games spill outdoors where two

[For full version visit the website](https://www.ous.property)

**Type** : House  
**Land Size** : 900 sqm  
**View** : <https://www.ous.property/sale/sa/north-north-east-suburbs/modbury-north/residential/home/8096531>



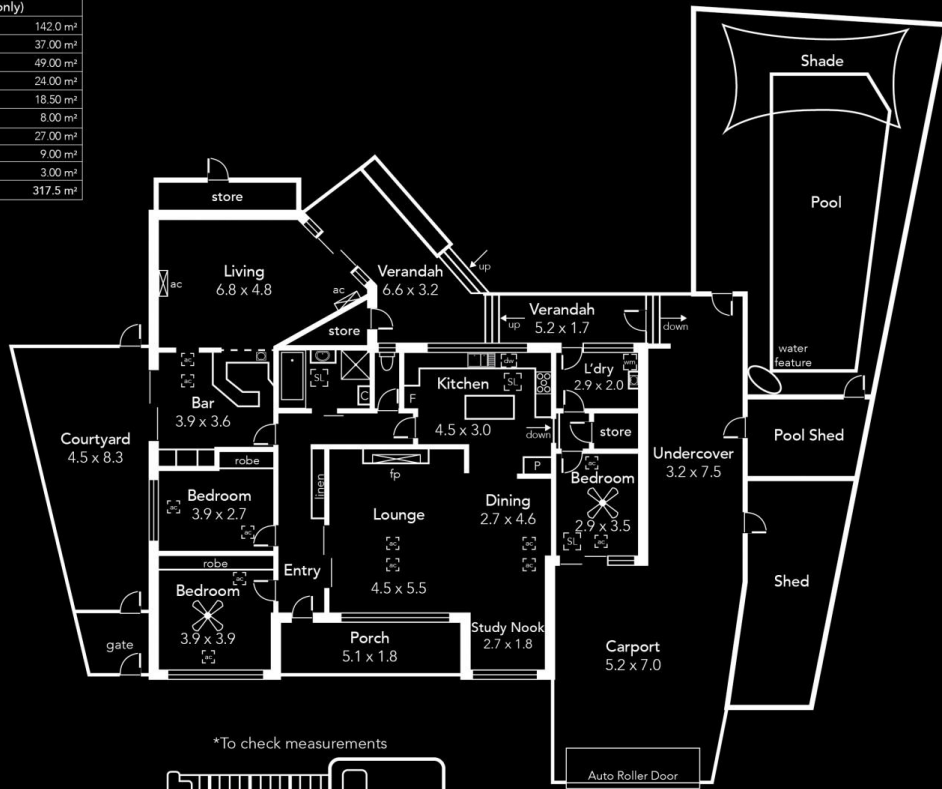
**Nick Tuck**  
7225 9800



**Kelly Thomas**  
7225 9800

<https://www.ous.property>

Area (Estimate only)	
Living	142.0 m <sup>2</sup>
Courtyard	37.00 m <sup>2</sup>
Carport	49.00 m <sup>2</sup>
Undercover	24.00 m <sup>2</sup>
Shed	18.50 m <sup>2</sup>
Pool Shed	8.00 m <sup>2</sup>
Verandah	27.00 m <sup>2</sup>
Porch	9.00 m <sup>2</sup>
Store	3.00 m <sup>2</sup>
Total	317.5 m <sup>2</sup>



\*To check measurements



Please ask your agent  
for a tape measure