







10 Karyn Place, Ridgehaven

The Ultimate Family Entertainer!

Positioned perfectly within a peaceful pocket of this highly sought after suburb, this substantial family home delivers the space, flexibility and lifestyle that growing families and upsizers are searching for.

Set on a generous allotment of approximately 700sqm and having had tasteful updates completed throughout, this home offers room for the whole family to live, grow and create lasting memories together.

Step outside and this home truly comes alive. Surrounded by established gardens and complete with multiple entertaining spaces and a sparkling inground swimming pool, the backyard has been designed for making memories, entertaining family and friends, and enjoying the very best of outdoor living.

Features to love:

- Flexible floorplan with multiple living light filled living areas
- Master bedroom on the upper level with large walk-in robe, ensuite with floor to ceiling tiles and ceiling fan
- Built-in robes installed to bedrooms 2 and 3, with ceiling fans to all bedrooms
- 5th bedroom or study
- Energy efficient uPVC Double glazed windows throughout the whole home

5 **2** **3**

FOR SALE
$1,295,000

VIEW
Sat 14th Nov @ 1:00PM - 1:30PM

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Updates completed throughout including laundry with barn door
- High-quality original timber flooring throughout
- Year-round comfort with ducted reverse cycle heating & cooling throughout
- Solar system installed approx. 13kw
- Additional peace of mind living with security cameras installed
- Updated bathrooms with floor to ceiling tiles, shower niches and stone bench top
- The perfect spot to host the family gathering, outdoor entertainment area with large veranda with ceiling fan & fully paved with serene landscaped gardens
- Sparkling blue, in-ground swimming pool with glass fence panels
- Enclosed pond at the side of the property
- Fire pit area with pizza oven ideal for the cooler months
- Ample off-street parking with drive way parking as well as powered garage

This is a home and a location to cherish as your own, perfectly positioned within this family friendly suburb and just moments from everything you could need.

Enjoy easy access to public transport, including the O-Bahn, popular cafés and eateries, major shopping at Westfield Tea Tree Plaza, Modbury Hospital and an abundance of parks and reserves, including the ever popular Civic Park.

Add to the mix your proximity to local sporting clubs and a great selection of both public and private schools. This one is sure to impress! Register your interest to inspect with Ryan Graham today.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

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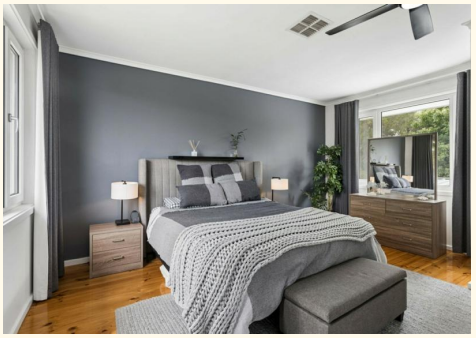
MORE DETAILS

Property ID	2DZKGJU
Property Type	House
House Size	169 m2
Land Area	700 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels







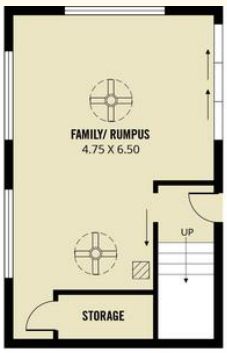




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LOWER LEVEL



311m²	206m²	13m²	25m²	62m²	5m²
TOTAL	Living	Shed	Garage	Verandah	Store

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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