

1025 North East Road, Ridgehaven

Big Block Living with Endless Opportunity!

Positioned perfectly in the ever-popular suburb of Ridgehaven and surrounded by everything you could ever need!

Set on an impressive 900sqm *Approx allotment with no registered easements or encumbrances and add to the mix the advantageous zoning, being zoned to the Urban Activity Centre policy within Tea Tree Gully Council allowing for a wider scope of re-development potential subject to the normal planning and approval consent.

Features you will love Include:

- Flexible floorplan featuring three spacious living areas
- Master bedroom with built-in robes
- Central kitchen with ample storage, dishwasher, gas-cooktop and breakfast bar
- Split system heating and cooling in the main living area
- Gas heating in the main living area
- Family bathroom with shower and bath and separate toilet
- Additional attached rumpus room with large store area
- Outdoor entertainment area with Verandah and additional powder room
- Secure under cover off-street parking with dual carport and

3 1 4

FOR SALE
\$950,000 - \$1,045,000

VIEW
By Appointment

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

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.

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- fencing at the front of the property for additional security
- Zoned advantageously to the popular Heights School

A unique opportunity is on offer to secure this highly versatile property, with the added advantage of zoning that allows for an array of future development (STPC). Combined with the home's premier location, everything you could ever need is just moments away, including major retailers and popular eateries at Westfield Tea Tree Plaza, the O-Bahn for a carefree commute into the Adelaide CBD, Modbury Hospital, Civic Park and a selection of quality public and private schools.

Opportunities like this do not come around often, so do not let this become another missed chance. Register your interest with Ryan Graham, your Ridgehaven specialist, 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

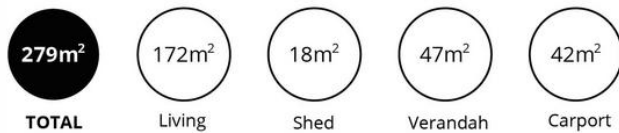
MORE DETAILS

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|---------------|---------|
| Property ID | 2D4KGJU |
| Property Type | House |
| House Size | 141 m2 |
| Land Area | 900 m2 |

Ryan Graham 0400 912 287
Sales Specialist | ryang@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
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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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