



1049 North East Road, Ridgehaven

## Prime Position, No Easements!

Auction Location: On Site

Andrew Rose and Steve Jacobs of LJ Hooker proudly presents an outstanding opportunity in one of Ridgehaven's most tightly held and highly sought-after locations.

Positioned on a generous 596sqm (approx.) allotment with an approximately 18.29 metre frontage, this property offers exceptional potential for developers and investors (STCC). With no easements affecting the title opportunities like this are becoming increasingly difficult to find.

The existing three-bedroom home provides immediate holding income or accommodation while future plans are explored. Whether you're looking to renovate, rebuild your dream home or investigate redevelopment potential (STCC), this property presents an exciting opportunity to capitalise on a premium location.

Inside, the home offers multiple living areas including a separate lounge, open plan living and dining space, a functional updated kitchen with ample cupboard space, three generous bedrooms and a neat central bathroom.

3 1 0

### AUCTION

Sat 25th Jul @ 3:30PM

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Craigmore | Elizabeth |  
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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.



Outside, the undercover entertaining area overlooks the established rear yard, while the shed provides additional storage.

#### Features You'll Love:

- Prime 596sqm (approx.) allotment
- Approx. 18.29 metre frontage
- No easements
- development potential (STCC)
- Three-bedroom solid home
- Multiple living areas
- Updated kitchen
- Shed

#### Specifications:

- CT / 5799/780
- Council / Tea Tree Gully
- Built / 1961
- Land / 596sqm (approx.)
- Easements / Nil
- Estimated rental assessment / \$TBA per week

Location is where this property truly shines. Surrounded by quality homes and new developments, you'll enjoy being just moments from Westfield Tea Tree Plaza, the O-Bahn Interchange, quality public and private schools, Modbury Hospital, local parks, restaurants, cafes and everything the north-eastern suburbs have to offer.

Whether you're a developer searching for your next project, an investor seeking future growth, or a buyer wanting to secure land in an outstanding location, this is an opportunity not to be missed.

#### Auction on Site

Auction is the 25th day of July 2026, at 3:30 pm on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

#### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

#### MORE DETAILS

Property ID	68ZXFDC
Property Type	House
Land Area	596 m2

#### Andrew Rose 0421 988 597

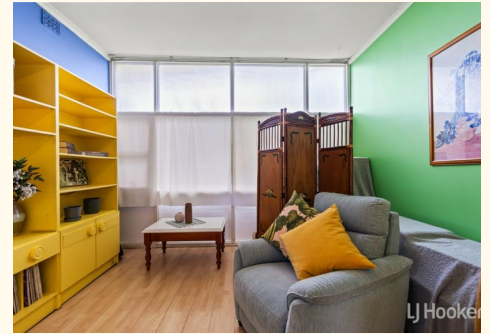
Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

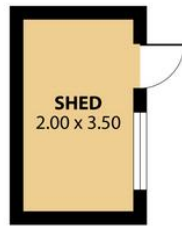
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INTERNAL - 107.1 SQM  
EXTERNAL - 36.2 SQM  
TOTAL - 143.3 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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 **LJ Hooker**