

1055 North East Road, Ridgehaven

Unbelievable Rare Opportunity, Advantageous HDN Zoning!!

Auction Location: 1055 North East Road, Ridgehaven SA 5097

- *UNDER VENDOR INSTRUCTIONS THERE WILL BE NO OPEN INSPECTIONS PRIOR TO NOVEMEBR 8TH 2025***

Welcome to 1055 North East Road, Ridgehaven, this property perfectly balances versatile living, business potential and future development opportunities this is truly rare offering set in this highly desirable suburb of Ridgehaven.

Set on a generous 810sqm allotment (approx.) with no easements or encumbrances, this home boasts a flexible, multi-generational floor plan that is sure to tick all the boxes, no matter your situation. For the tradesperson or entrepreneur, the massive workshop/garage with a 5.5-metre clearance and commercial hoist is a dream setup, while the detached, fully self-contained studio provides the ideal space for a home office, an independent retreat, or even a secondary income opportunity.

Families will love the bonus of a unique mineral swimming pool, perfect for relaxation and entertaining, while investors and developers alike will be drawn to the advantageous Housing Diversity

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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FOR SALE

Auction - Saturday, November 29th at 5.00pm

AGENTS

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AGENCY

LJ Hooker Property Specialists
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LJ Hooker

Neighbourhood Zone (HDN) - offering clear and compelling potential for multi-dwelling development (STPC).

Whether you're looking to live, work, invest, or develop, 1055 North East Road, Ridgehaven represents an exceptional and versatile opportunity in a highly sought-after pocket.

Features you will love Include:

- 810 sqm approximately, flat allotment with no easements or encumbrances
- Located in the highly valuable Housing Diversity Neighbourhood (HDN) Zone with significant potential for several dwellings (STPC)
- Flexible floor plan featuring three bedrooms in the main dwelling
- Master bedroom with ceiling fan, built-in robe, and private ensuite
- Bedrooms 2 and 3 both include built-in robes
- LED downlights throughout the home, offering modern, energy-efficient lighting
- Central kitchen with electric cooktop, island bench, and ample storage
- Ducted zoned reverse cycle heating and cooling throughout the home
- European fireplace in the living area, featuring an integrated cooktop, splashback lid, and built-in ash pit (ideal for allergy or asthma sufferers)
- Detached self-contained studio with 98 sqm liveable space and loft, offering the potential for a fourth bedroom with ensuite
- Studio includes underfloor heating in the main area and bathroom, plus a heated towel rail
- Studio kitchenette with integrated dishwasher, electric cooktop, and oven
- Studio with unique 3-sectional Bi-fold door seamlessly connecting indoor/outdoor living
- Loft area with European Velux roof windows, built-in blackout blinds, and integrated fly screens - perfect for watching the stars
- ground MINERAL swimming pool with solar heating and lighting (gentle on the skin and boasts therapeutic benefits from high magnesium)
- Outdoor deck area with ample lawn space for children or pets
- Large garage or workshop with 5.5m height, toilet, wash basin, and an approximately 4.5-tonne mechanical hoist installed
- Additional mezzanine storage area within the garage or workshop
- Unprecedented Parking: Capacity for up to 15 cars with single carport, drive-through access to the workshop, and ample additional parking at the front

A unique opportunity is on offer to secure this highly versatile property, with the added advantage of zoning that allows for significant 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 swift commute into the Adelaide CBD, Modbury Hospital, Civic Park and a selection of quality public and private schools.

Opportunities like this, blending lifestyle, business, and development potential, 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

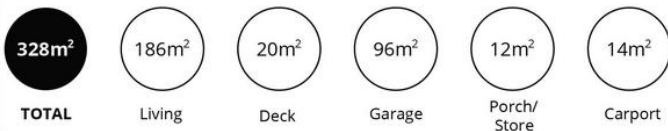
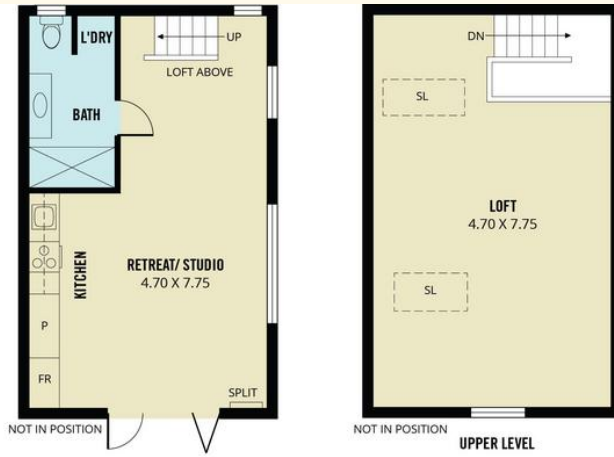
MORE DETAILS

Property ID	2CFQGJU
Property Type	House
House Size	107 m2
Land Area	810 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

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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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