







11 Ashley Avenue, Ridgehaven

Your Next Chapter Starts Here!

Constructed in 1966 and set on a generous Torrens Titled allotment of approximately 730sqm, boasting an impressive street frontage of approx. 21.9 metres, this flexible family home features a distinctive sandstone style brick facade and has certainly stood the test of time.

Cherished by its current owners for decades, the home now presents a fantastic opportunity for its next chapter. Offering plenty of space, potential and versatility, this is your chance to bring your ideas, vision and colour schemes to life and truly make this home your own!

Features You'll love:

- Flexible floorplan with additional 4th bedroom or study
- Bedrooms 1,2 and 3 all with built-in robes and ceiling fans
- Solid brick construction
- Additional linen press/ wall length built-in hallway storage
- Ducted evaporative cooling throughout
- Wall heater in the living area
- Updated kitchen with ample bench space and storage, electric cooktop with electric oven and dishwasher
- Large detached workshop/garage with power
- Single carport with gates and drive through access to garage for secure off-street parking, the ability to park several cars comfortably off-street

4 1 2

FOR SALE
$845,000 - $895,000

VIEW
Sun 22nd Nov @ 1:45PM - 2:15PM

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.

LJ Hooker

- Large lawn area at the rear with established gardens
- Zoned to the popular Heights School

Perfectly positioned in this highly sought after pocket of Ridgehaven with everything you could ever need right on your doorstep!

Enjoy the scenic walking trails of Ashley Reserve (approx. 300m) and the natural beauty of Anstey Hill Recreation Park (approx. 4km). Everyday convenience is just moments away, with Redwood Park IGA (approx. 700m), Waterworld Aquatic Centre (approx. 2km), Modbury Sporting Club, Westfield Tea Tree Plaza (approx. 3km), Civic Park (approx. 3km), Modbury Hospital (approx. 3.5km) and the O-Bahn Interchange (approx. 3km) all within easy reach.

Zoned advantageously to Redwood Park Primary School (approx. 670m) and The Heights School (approx. 2km), while public transport makes commuting into the Adelaide CBD a breeze!

Don't miss this fantastic opportunity! Contact Ryan Graham today to register your interest!

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	2E4RGJU
Property Type	House
House Size	126 m2
Land Area	730 m2
Including	Air Conditioning
	Ducted Cooling
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced

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

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au

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ASHLEY AVENUE

SITE PLAN
(NOT TO SCALE)

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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