



11 Sunnyview Crescent, Ridgehaven

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## The Ultimate Multi-Generational Home with Space, Style and Flexibility

**FOR SALE**  
\$1,350,000 - \$1,450,000

### AGENTS

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

Craig Ricciuto  
0417 806 329  
craigr@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

What an opportunity! If you've been searching for a large, fully renovated family home set in this premier location, then stop the search, clear the calendar and make sure you don't miss this one!

Set on a generous allotment of approximately 1,030sqm with no registered easements or encumbrances, the home boasts a large internal footprint with a flexible floorplan that is perfectly suited for a growing or multi-generational family. Split over two levels, the ground floor features its own living quarters, complete with a kitchenette, bathroom, living area and two bedrooms.

#### Features you'll love:

- Flexible floorplan with multiple spacious living areas and up to 6 bedrooms
- Master bedroom with walk-in robe, two ceiling fans, ensuite with floor to ceiling tiles sheer curtains and additional built-in robes
- Several Bedrooms with built in robes and ceiling fans installed in bedrooms and sheer curtains
- Bedroom 3 features a split system

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**

- High quality new carpet installed to all bedrooms
- 6th Bedroom or large study
- Ducted evaporative cooling throughout with ducted gas heating for year-round comfort
- Lounge room with dual ceiling fans and feature bulkhead ceilings
- Additional living or rumpus/games area overlooking the pool and entertainment area
- LED downlights installed throughout the home
- Solar system installed approx. 4kw
- New floating floor board installed throughout the home and freshly painted interior
- Ideally designed to suit large families or Multi-generational living with kitchenette, meals area, bathroom, living space and two bedrooms on the ground level
- Centralized update kitchen with ample storage, breakfast bar, gas-cooktop, electric oven and dishwasher
- Floor to ceiling tiles in master bathroom with separate toilet
- Large entertainment area featuring an indoor mosaic tiled swimming pool, the ideal spot to host the family BBQ and perfect for year-round entertaining
- Low maintenance gardens with lawn all fully fenced and secure the ideal spot for the family pet!
- Ample off-street parking with triple garage all with automatic roller doors as well as large carport with the ability to comfortably park up to six cars under cover!

Spend your weekends exploring the stunning scenery and walking trails of nearby Anstey Hill Recreation Park or enjoy a round of golf at Tea Tree Gully Golf Club.

You'll also be perfectly positioned to enjoy a fantastic selection of local dining, including Mangosteen, Fox & Firkin, Simply Thai, Ruby Raja and The Gully Public House & Garden.

With public transport, sporting clubs and schools all within walking distance and just a stone's throw from the shopping, dining and entertainment of Westfield Tea Tree Plaza, as well as Modbury Hospital and the O-Bahn Busway for an easy CBD commute, this location perfectly balances lifestyle and convenience.

The only thing left to do is move in and enjoy, homes of this size and quality are rare. Don't miss your opportunity!

Register your interest 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 2D67GJU  
Property Type House  
House Size 476 m2  
Land Area 1030 m2  
Including Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Pool  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

### Ryan Graham 0400 912 287

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

### Craig Ricciuto 0417 806 329

Managing Partner | Sales Specialist | [craig@ljhsales.com.au](mailto:craig@ljhsales.com.au)

### LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





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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