



Ridgehaven, 1115 North East Road

Revamp or Re-Develop!

3 1 3

Constructed in 1962, this home offers a user-friendly footprint and presents an excellent opportunity for those with the skill and vision to revitalize it.

While it requires some honest tender loving care, its potential is undeniable. Alternatively, for astute investors, the opportunities are clear - boasting a favourable location where everything you need is just moments away, along with a generous Torrens-titled allotment of approximately 790sqm, free from registered easements or encumbrances.

Key Features:

- * Approx. 20.7metre frontage
- * Torrens-titled, easement-free allotment (790 sqm approx.)
- * Three spacious bedrooms
- * Functional floor plan
- * Single carport for secure parking



Disclaimer: 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.

For Sale
\$595,000 - \$649,000

View
ljhooker.com.au/2BKPGJU

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

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

LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660

- * Additional garage at the rear of the property
- * Convenient access to local shops
- * Close to Westfield Tea Tree Plaza & Modbury Hospital

In a location that truly has it all, this home is within walking distance of popular cafés and lunch spots, including The Coffee Baron and Six12 Brewing. A short commute down North East Road gives you access to major retailers and trendy eateries at Westfield Tea Tree Plaza. Enjoy a picnic while exploring Anstey Hill Recreation Park or make the most of Civic Park's amenities. With Modbury Hospital and the O-Bahn just moments away a number of public transport options commuting to the Adelaide CBD is done with ease!

For those with the skills or vision, this is a prime opportunity to make your mark in the highly desirable pocket of Ridgehaven!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2BKPGJU
Property Type	House
House Size	104 m2
Land Area	790 m2

Craig Ricciuto 0417 806 329
 Managing Partner | Sales Specialist | craigr@ljhsales.com.au
Ryan Graham 0400 912 287
 Sales Specialist | ryang@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660
 North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



Disclaimer: 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 Greenwith | Golden Grove
 | Mawson Lakes | Modbury
 (08) 8289 6660**



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.

Produced by The Fotobase Group