



12 Gregory Street, Ridgehaven




## When Opportunity Knocks!

Auction Location: 12 Gregory Street, Ridgehaven SA 5097

Positioned within the ever-popular suburb of Ridgehaven, this generous 780sqm (approx.) allotment offers a range of opportunity for developers, investors, first-home buyers and growing families alike. Set on a sizeable block with no registered easements, this solid 1960's home provides comfortable living today, whilst presenting potential for those looking towards the future.

Features you will love!

- Four generous bedrooms
- Bedrooms 1, 2 and 3 with ceiling fans
- Built-in robes in bedrooms 1 and 2
- Flexible floorplan with multiple living areas
- Central kitchen with breakfast bar, ample storage including pantry large fridge cavity and gas-cooktop
- Ducted evaporative cooling throughout the home
- Gas heater installed in the main living area
- Solar system installed
- Large rear gardens the perfect space for the family pet or to enjoy the afternoon sun!
- Sufficient off-street parking large driveway with drive through access to rear of the property

4  1  2 

**FOR SALE**  
CONTACT AGENT

**VIEW**  
By Appointment

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

Ashley Palazzo  
0414 347 884  
ashleyp@ljhsales.com.au

**AGENCY**  
LJ Hooker Property Specialists  
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Frontage approx. 19.2 metres, no registered easements or encumbrances

Whether you're looking to explore the development opportunities (STPC), secure a quality investment, landbank for the future, or enter the market with a spacious home in a highly convenient location, this is an opportunity that delivers genuine flexibility.

Perfectly positioned, you are surrounded by everything you could ever need, all within walking distance to major retailers and popular eateries at Westfield Tea Tree Plaza, local schools, Civic Park, Modbury Hospital, and with public transport options aplenty, including the O-Bahn, commuting to the Adelaide CBD can be done with ease.

- Please also note that the detached demountable/home on wheels in has an option for potential purchase but not included in the sale, please contact Ryan Graham directly for further information.

Opportunities like this in Ridgehaven don't stay available for long. 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	2DEWGU
Property Type	House
House Size	185 m2
Land Area	780 m2
Including	Ducted Cooling Evaporative Cooling Dishwasher Built-in-Robes Fully Fenced Solar Panels

**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)  
**Ashley Palazzo 0414 347 884**  
Sales Specialist | [ashleyp@ljhsales.com.au](mailto:ashleyp@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)





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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