



15 Albion Street, Ridgehaven

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Large Corner Block, Massive Potential

Auction Location: 15 Albion Street, Ridgehaven SA 5097

Originally constructed in 1973, this solid brick family home offers a flexible footprint, providing ample space for the growing family to live and grow.

Situated on a prominent corner allotment of approx. 1,040sqm, the property features two wide frontages on Arthur Street and Albion Street. With no easements or encumbrances, this is a genuine opportunity to make it your own!

Features You'll love:

- Large corner allotment with dual frontages
- Approx. 21.38 metres on Albion Street & approx. 30.48 metres on Arthur Street
- Three spacious bedrooms
- Master bedroom with two way access to bathroom and walk in robe
- Two way bathroom with a separate toilet
- Bedrooms two and three with manual roller shutters for additional security

FOR SALE
Auction

AGENTS

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AGENCY

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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**

- Flexible floor plan with multiple light filled living areas
- Large central kitchen with ample bench space, dishwasher, electric cooktop, oven and pura tap installed
- Solid brick construction
- Ducted zoned reverse cycle heating and cooling throughout the home
- Double garage detached with power and additional store room / home office
- Large outdoor entertainment area with pitched verandah, the ideal spot for the family gathering with enough lawn for the family pet or kids' soccer match
- Additional BBQ deck at the side of the property
- Ample off-street parking with double carport with drive through access and automatic roller doors

An opportunity to secure a home that is spacious enough for even the largest of families. For the astute investor or developer, an allotment of this size and with so much potential simply cannot be ignored!

Enjoy the convenience of having a variety of local shops right on your doorstep, while also being just moments from the ever-popular Westfield Tea Tree Plaza, Civic Park, The O-Bahn, public and private schools, Anstey's Hill Recreation Park, Modbury Hospital, and plenty of public transport options that make getting into the Adelaide CBD a breeze.

Put simply, this is one you do not want to miss. Enquire with 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

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|---------------|---|
| Property ID | 2C44GJU |
| Property Type | House |
| House Size | 186 m2 |
| Land Area | 1040 m2 |
| Including | Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced |

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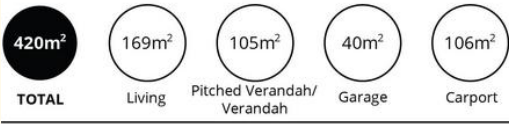
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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