



18 Miller Avenue, Ridgehaven

The Search is Over!

Have you been searching for the perfect blend of style and comfort? This 1995 built home ticks all the boxes, boasting modern updates throughout.

Set on a manageable Torrens Titled allotment of approx. 375sqm, this property is sure to impress from the moment you arrive!

Features You'll Love:

- Two generous bedrooms with built-in robes and ceiling fans
- Master bedroom with two-way access to the bathroom
- Floor to ceiling tiles in bathroom with shower and bath
- Excellent storage with double hallway cupboards/linen press
- Year-round comfort with ducted reverse-cycle heating and cooling
- Easy care, low-maintenance floorboards throughout
- Central kitchen with ample bench space, gas cooktop, PuraTap and breakfast bar
- Light-filled open plan living and dining area
- LED downlights throughout
- Irrigation system to the front lawn
- Undercover entertaining area the perfect spot for the family pet or a weekend BBQ
- Sparkling in ground swimming pool, ideal for the warmer months
- Off-street parking with single carport

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FOR SALE
\$720,000 - \$760,000

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**

- Low maintenance front and rear yards

Whether you're a first-time buyer, searching for your next home, a savvy investor or seeking the ideal downsizer, this property offers a relaxed lifestyle without compromising on space or comfort.

Perfectly positioned, you'll enjoy the convenience of local shops, popular cafés and reserves right on your doorstep. Plus, you're only moments from Westfield Tea Tree Plaza, Civic Park, the O-Bahn, quality public and private schools, Anstey Hill Recreation Park, Modbury Hospital and a wide range of public transport options making trips to the Adelaide CBD a breeze!

Contact your Ridgehaven area specialist Ryan Graham to ensure you don't miss your opportunity to secure this gem!

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	2C8JGJU
Property Type	House
House Size	112 m2
Land Area	375 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Outdoor Entertaining Floorboards Built-in-Robes 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





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**