






1A Randell Street, Ridgehaven

2  1  2 

Perfect If You're Starting Out, Ideal If You're Slowing Down!

FOR SALE
\$690,000 - \$740,000

AGENTS

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

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

This home is sure to tick all the boxes!

Originally constructed in 2002, this home is perfectly positioned in a highly desirable pocket of Ridgehaven and is set on a manageable Torrens-titled allotment of approximately 267sqm.

Surrounded by everything you will ever need, it's easy to see why our owners have loved calling this one home and we are sure you will too!

Features You'll love:

- Master bedroom with two-way access to the bathroom and walk-in robe
- Bedroom two with ceiling fan and built in robe
- Separate toilet from the bathroom
- Electric roller shutters fitted to master bedroom windows
- Year-round comfort with ducted reverse cycle heating and cooling throughout
- Water temperature control installed throughout the property
- Centralised kitchen with generous bench space, subway tile splash back, breakfast bar, 900mm gas-cooktop, electric oven, dishwasher and sufficient storage

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**

- Undercover outdoor entertainment area the ideal spot for the family gathering
- Ample off-street parking with secure single garage with automatic roller door and internal access as well as single carport

Whether you're a first-time buyer, searching for your next home, a savvy investor or seeking the ideal downsizer, this property offers our lucky purchaser a low-maintenance, stress-free lifestyle.

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!

A home with this much to offer simply will not last long. Contact your Ridgehaven area specialist, Ryan Graham, 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

Property ID	2CCXGJU
Property Type	House
House Size	113 m ²
Land Area	267 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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





162m²

TOTAL

96m²

Living

17m²

Carport

18m²

Garage

2m²

Store

29m²

Pitched Verandah

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**