




22 Sunnyview Crescent, Ridgehaven

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## A Place to Call Home

Auction Location: 22 Sunnyview Crescent, Ridgehaven SA 5097

Set in the heart of Ridgehaven, this much-loved family home is ready to begin its next chapter. Proudly held by the same owners for over 50 years, it showcases a wonderful sense of history, care and pride of ownership, while benefiting from thoughtful modern updates completed over time. Each improvement has been carefully considered, blending timeless character with the comforts expected for contemporary living.

Now, the baton is ready to be passed, offering a rare and exciting opportunity for a new family to secure a home filled with warmth, charm and future potential. The well-designed extension enhances both space and functionality, creating a seamless flow for everyday living and entertaining. Raked ceilings add a sense of openness and architectural appeal, while large windows draw in an abundance of natural light, creating a bright, airy and welcoming environment throughout.

### Key Features

- Four bedrooms, including a master with built-in robe
- Bedrooms three and four also feature built-in robes
- Gas heating in the front lounge room

**FOR SALE**  
\$950,000

### AGENTS

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Ryan Graham  
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### 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**

- Ducted evaporative air conditioning throughout
- Additional wall-unit air conditioning in the family room
- Timber flooring throughout
- Solid brick construction
- Second toilet conveniently located next to the family room
- Rainwater tank
- Shed for extra storage
- Automatic roller door
- Established fruit trees: apricot, lemon, mandarin, plum and orange

Step outside and you'll find a beautifully maintained garden paired with an inviting undercover entertaining area, ideal for hosting gatherings or simply unwinding at the end of the day. This outdoor space offers the perfect vantage point to relax while watching children play on the lawn, with ample room for games and activities. It's easy to picture backyard cricket becoming a regular weekend tradition, especially during those long, sunny afternoons. The combination of greenery, space and functionality makes this backyard a true extension of the home, suited to both quiet moments and lively family occasions.

Positioned in a highly convenient location, you'll enjoy easy access to the scenic walking trails and natural beauty of Anstey Hill Recreation Park, as well as nearby Tea Tree Gully Golf Club for a leisurely round. A variety of local dining options, shopping precincts and everyday amenities are all within close reach, along with quality schools, public transport and sporting facilities. Just minutes from Westfield Tea Tree Plaza, Modbury Hospital and the O-Bahn, commuting to the CBD is simple and efficient. This is a location that perfectly balances lifestyle, comfort and convenience - making it an ideal place to call home.

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 2DC1GJU  
Property Type House  
House Size 150 m2  
Land Area 900 m2  
Including Evaporative Cooling  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Solar Panels  
Water Tank

**Donna Staines 0456 844 103**

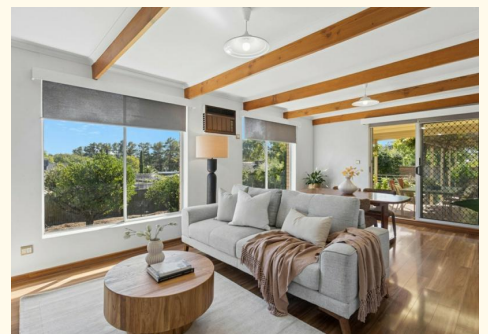
Sales Specialist | [donnas@ljhsales.com.au](mailto:donnas@ljhsales.com.au)

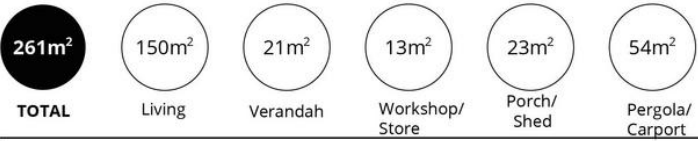
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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