



Ridgehaven, 2A Karyn Place

The Search Ends Here!



OPEN INSPECTION CANCELED
PROPERTY IS UNDER CONTRACT

For Sale
\$700,000 - \$770,000

View
l.jhooker.com.au/2BENGJU

If you're looking for a low-maintenance, near-new, modern and stylish home, your search ends here!

Built in 2024 and set on a manageable 327sqm (approx.) allotment in the premier suburb of Ridgehaven, this property offers convenience at every turn. Whether you're a first-home buyer entering the market or an investor looking to expand your portfolio, this home is the perfect opportunity.

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

This property is currently tenanted on a FIXED LEASE until 27th June 2025 for \$700 per week.

Features You'll Love:



**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

Disclaimer: 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.

- * Three generous bedrooms, master with ensuite and walk-in robe
- * Built-in robes to bedrooms two and three
- * Flexible floor plan
- * Spacious kitchen with breakfast bar, sufficient storage, gas-cooktop, dishwasher and oven
- * Second living upstairs or a potential fourth bedroom
- * Ducted heating and cooling throughout the home for year-round comfort
- * Additional powder room on the first level
- * Secure off-street parking with single garage and automatic roller door
- * Large rear yard the perfect spot for the family pet!
- * Roof veranda - perfect for family BBQs!
- * Low-maintenance, easy-care rear gardens

Set in a prime location, enjoy the convenience of local shops, popular cafes and nearby reserves. You'll also be moments from major retailers and eateries at Westfield Tea Tree Plaza, Civic Park, The O-Bahn, public and private schools, Anstey Hill Recreation Park, Modbury Hospital and abundant public transport options - making trips to the Adelaide CBD a breeze!

Put simply this is a home and a location you will cherish as your own, don't miss your opportunity to secure this home enquire with Ryan Graham 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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More About this Property

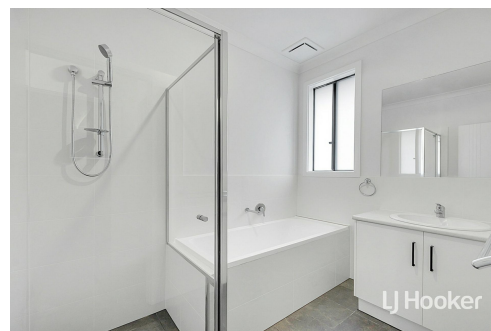
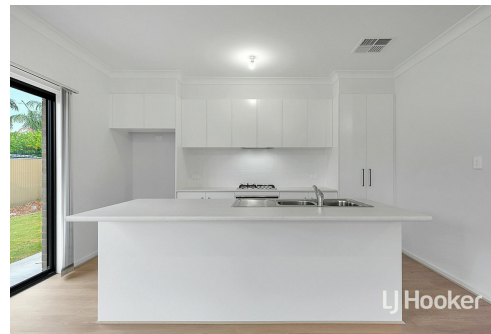
Property ID	2BENGJU
Property Type	House
House Size	150 m2
Land Area	327 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Built-in-Robes Secure Parking Fully Fenced

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

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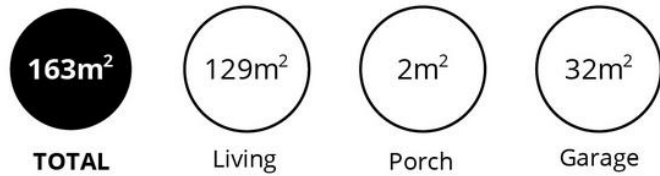
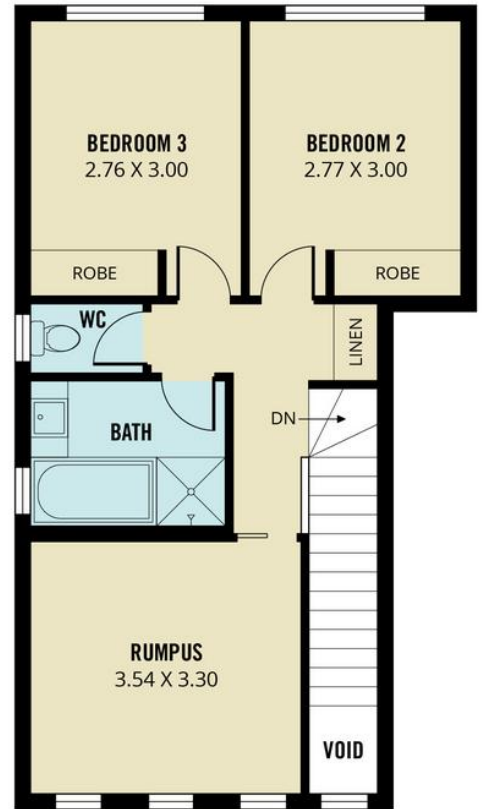
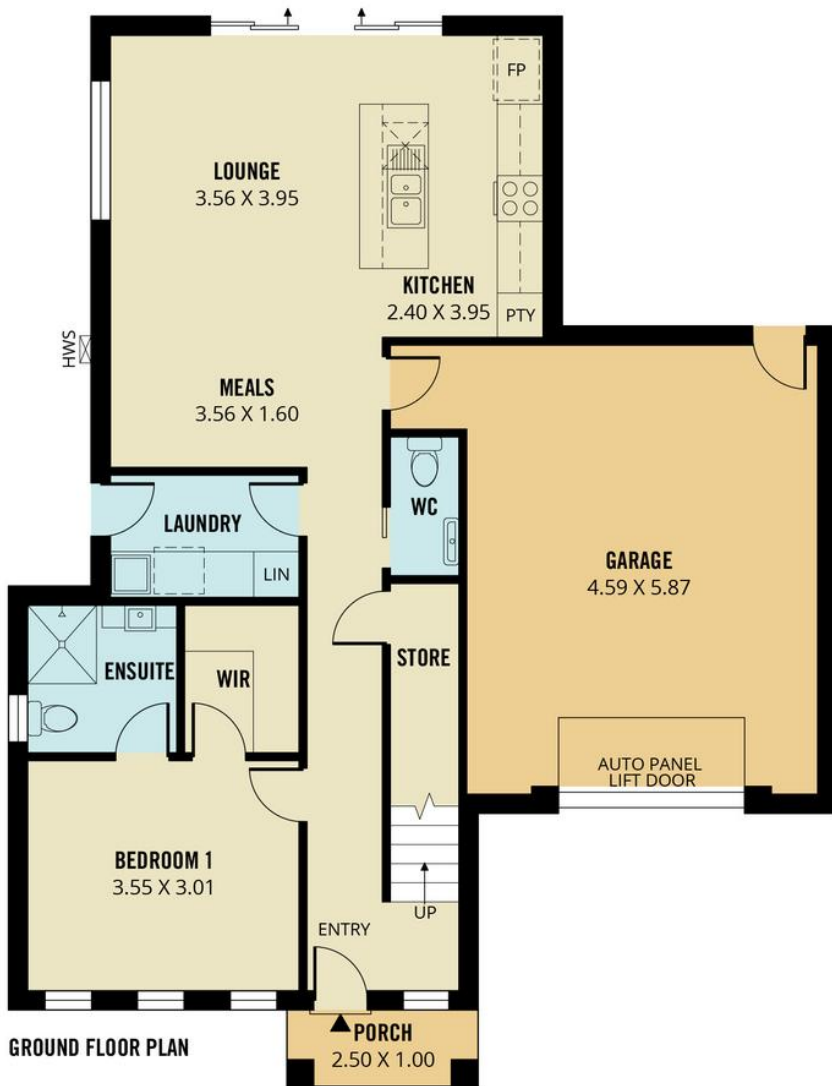
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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