



4A Fleming Avenue, Ridgehaven

## The Perfect Start or Smart Investment




A home perfectly suited to first-time buyers ready to take their first step into the property market or those seeking a low-maintenance addition to their investment portfolio.

Whatever your goal, you'll appreciate the easy-care living indoors and the private outdoor entertaining - this is one that ticks all the boxes!

What you'll love:

- Master bedroom with built-in robes, private balcony and direct access to the two-way bathroom
- Bedroom 2 with built-in robes and ceiling fans
- Kitchen featuring a gas stove, dishwasher and breakfast bar overlooking the family living area
- Convenient downstairs powder room
- " Split-system air conditioning throughout for year-round comfort
- " Undercover entertaining area with café blinds and a combustion heater, creating the perfect space to relax and unwind
- Secure automatic garage with internal access to the home

Ideally located just moments from Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn Busway, this home offers outstanding convenience with fast and easy access to the

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**FOR SALE**  
\$749,000 - \$789,000

### AGENTS

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Ashley Palazzo  
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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**

Adelaide CBD.

Families will also appreciate the excellent selection of nearby schools, including Ridgehaven Primary School, Modbury High School and Torrens Valley Christian School, all just a short distance away, further enhancing the appeal of this superbly situated residence.

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	2D1MGJU
Property Type	House
House Size	128 m2
Land Area	243 m2
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Secure Parking Remote Garage

### Ryan Graham 0400 912 287

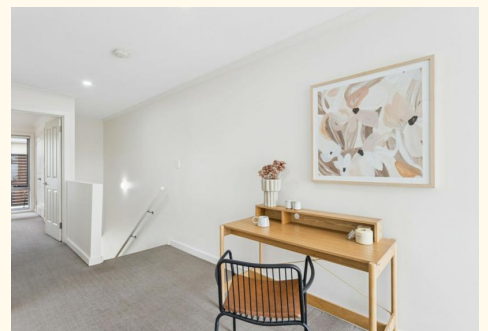
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

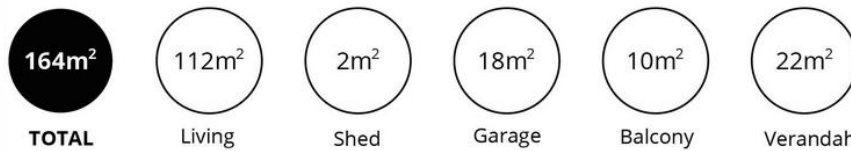
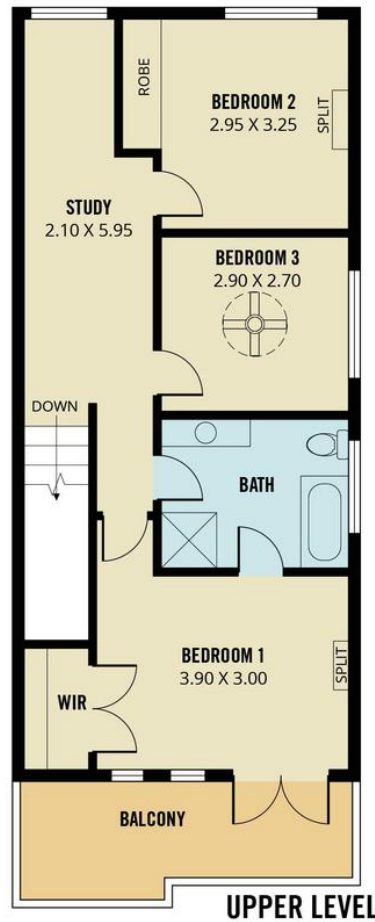
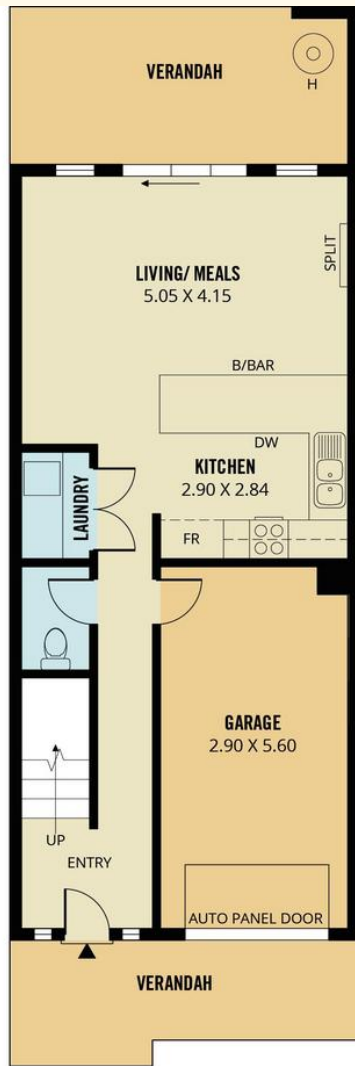
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group