







5 Faye Avenue, Ridgehaven

An opportunity not to be missed!

Auction Location: 5 Faye Avenue, Ridgehaven SA 5097

Welcome to 5 Faye Avenue, Ridgehaven! A solid home originally constructed in 1962, tightly held and cherished by the original owners. This property has never changed hands and is now, for the first time in 64 years, being offered to the market for its next lucky purchaser, where all your ideas and plans are welcomed!

Situated on a favourable allotment of approximately 1,016 sqm, with a generous frontage of approximately 19.5 metres, the property is positioned within the advantageous Housing Diversity Neighbourhood zoning under the City of Tea Tree Gully planning framework. This zoning broadens the potential for future development of several dwellings, subject to planning consent (STPC).

Features Include:

- Three bedrooms within the main dwelling
- Flexible floorplan with detached retreat with additional two bedrooms, bathroom and living area
- Spacious kitchen with ample bench space and storage
- Detached single garage for secure off-street parking or storage
- 19.50m frontage approx.
- No registered easements or encumbrances on the title

5 2 0

FOR SALE
SOLD AT AUCTION

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

- Zoned advantageously to the Housing Diversity Neighborhood (HDN)
- Within walking distance to Westfield Tea Tree Plaza

It's clear to see the potential this home and allotment offer simply by looking at the neighbouring properties within the street. Perfectly positioned, you are surrounded by everything you could ever need, all within walking distance to major retailers and popular eateries at Westfield Tea Tree Plaza, local schools, Civic Park, Modbury Hospital and with public transport options aplenty, including the O-Bahn, commuting to the Adelaide CBD can be done with ease.

Do not let this become a missed opportunity, with large allotments in short supply throughout this popular North Eastern pocket!

Contact your local area agent, Ryan Graham on 0400 912 287 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	2D8QGJU
Property Type	House
House Size	125 m2
Land Area	1016 m2

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

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210m²	145m²	34m²	29m²	2m²
TOTAL	Living	Verandah	Garage	Porch

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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