

6 Blackwood Court, Ridgehaven

Unlock The Potential!

FOR INSPECTIONS / VIEWING PLEASE CONTACT RYAN GRAHAM - 0400 912 287
(INSPECTIONS BY APPOINTMENT)

For those with the foresight, vision and skill set, this property offers plenty of potential to transform the home and make it your own. Boasting a flexible floor plan with multiple living areas, there is ample scope to renovate, update and create a home that truly reflects your style.

For the savvy investor, the existing long-term tenancy provides the option to secure an established investment with a tenant already in place.

Alternatively, those looking to explore the potential of the land will appreciate the generous allotment of approximately 690sqm, with no registered easements or encumbrances and an impressive street frontage of approximately 18.2 metres.

All your ideas are welcome and of course subject to the necessary planning consents!

Features Include:

4 1 2

FOR SALE
$795,000

VIEW
By Appointment

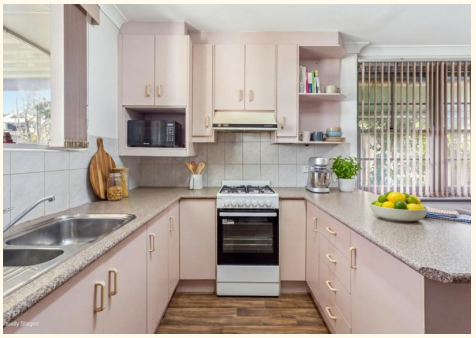
AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Flexible floorplan with multiple living spaces
- Four bedrooms master with built-in robe
- Heating and cooling for year-round comfort
- Central kitchen with gas-cooktop, sufficient storage and breakfast bar
- Ceiling fans in bedroom 2 and dining/kitchen
- Sufficient off-street parking with drive-through access carport to large detached double garage
- Walking distance to St Agnes Shopping centre and Public transport
- No registered easements or encumbrances on the allotment
- Long term tenant $600 per week until 15th November 2026





Positioned perfectly within this highly sought-after pocket of Ridgehaven, everything you could ever need is only moments away. Enjoy easy access to St Agnes Shopping Centre (approximately 0.5km), local cafés, public transport and several quality public and private schools.
Add to the mix Westfield Tea Tree Plaza (approximately 3.5km), Anstey Hill Recreation Park (approximately 3km), Modbury Hospital (approximately 3.5km) and the O-Bahn (approximately 3.5km), providing a simple and convenient commute into the Adelaide CBD (approximately 18km).



A home with this much potential deserves your attention. Register your interest 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 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

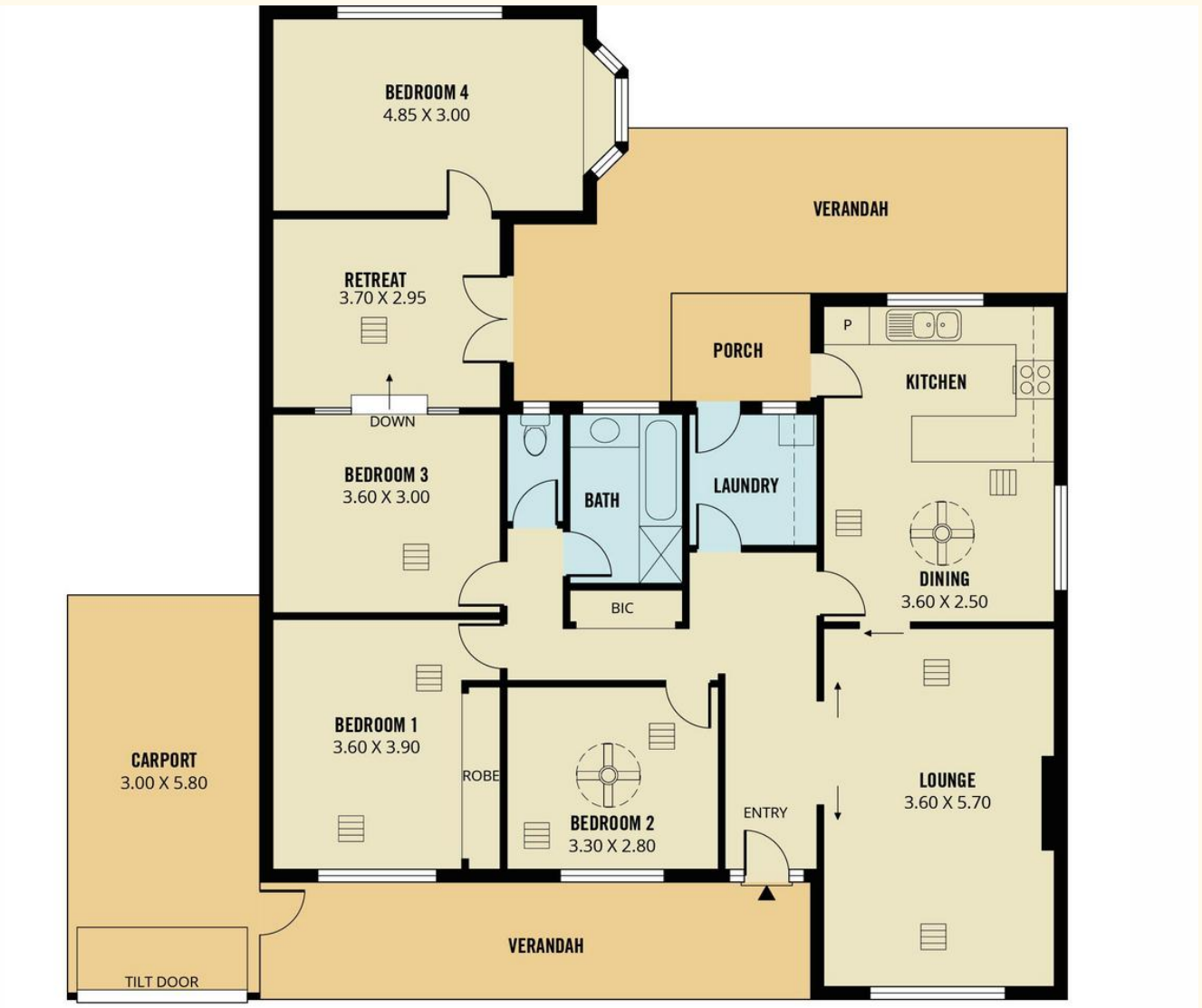
Property ID	2DZYGJU
Property Type	House
House Size	141 m2
Land Area	690 m2
Including	Toilets (1)
	Built-in-Robes
	Fully Fenced



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238m²	138m²	40m²	38m²	4m²	18m²
TOTAL	Living	Verandah	Garage	Porch	Carport

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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