

Ridgehaven, 6 Sunnyview Crescent

The Family Entertainer!



If you've been on the search for a large family home, then stop the search and clear the calendar because this is the home you've been looking for!

Originally constructed in 1973 and having had tasteful updates completed throughout, this large home is perfect for the growing family with plenty of space to live and grow! Situated in this highly desirable pocket of Ridgehaven, where you are surrounded by everything you will ever need.

Features you'll love:

- * Four bedrooms, master with large walk-in robe and ensuite
- * Bedrooms 1 & 2 with ceiling fans
- * Additional spa room/gym with horizontal louvres, perfect for controlling airflow
- * Updated bathroom with floor-to-ceiling tiles and separate toilet
- * Central kitchen with breakfast bar, sufficient storage, double sink, 900mm gas cooktop

For Sale

\$895,000 - \$979,000

View

ljhooker.com.au/2BBXGJU

Contact

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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(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.

and oven, dishwasher, and large fridge cavity

- * Additional study nook
- * Ample storage throughout the home, including under-house storage
- * Solid brick construction
- * Ducted evaporative air conditioning, ideal for the warmer months (new unit installed approx. 12 months ago)
- * Ducted gas heating throughout the home
- * Underground rainwater tank, approx. 23,000 litres, plumbed into automatic watering system for front and back of the property, including drippers into hanging pot plants
- * 3-phase power installed
- * Workshop with roller door and additional toilet
- * Detached rumpus room with bar and plumbed sink-the perfect "pool room"!
- * Pitched roof pergola, large enough for the whole family-the perfect spot to host the family BBQ!
- * Several fruit trees, including a veggie patch!
- * Ample off-street parking with additional single carport with roller door for secure parking

This is a home and location you will simply cherish as your own.

Enjoy the convenience that comes with living in this highly popular location-find yourself just moments away from all the major retailers and trendy eateries at the nearby Westfield Tea Tree Plaza, Anstey Hill Recreation Park, Modbury Hospital, the O-Bahn, Civic Park, local sporting clubs, and public and private schools. Not to mention the nearby cafés that are within walking distance and the St Agnes Shopping Centre!

This is a home that deserves a visit and one you don't want to miss-contact 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	2BBXGJU
Property Type	House
House Size	138 m ²
Land Area	920 m ²

Ryan Graham 0400 912 287

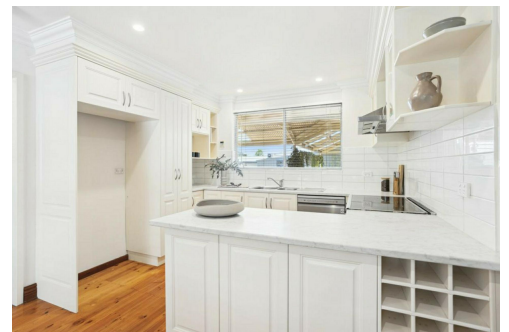
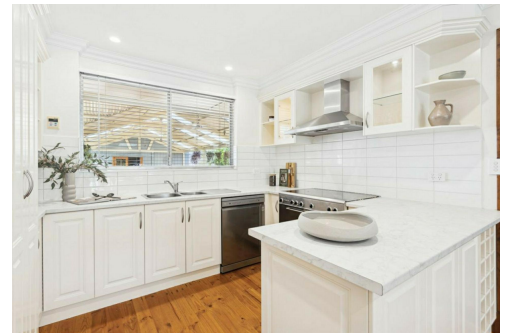
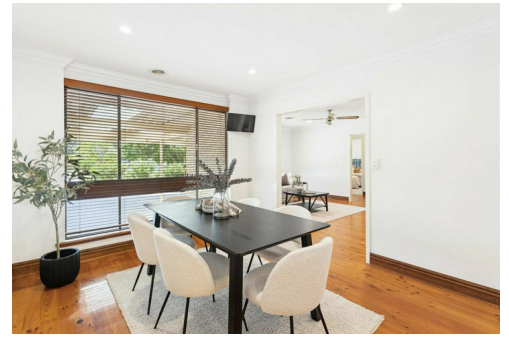
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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