

7 Eric Street, Ridgehaven




## Luxury, Comfort and Convenience Combined

Peter Brown from LJ Hooker Property Specialists is proud to present 7 Eric Street, Ridgehaven!

From the moment you arrive, you know you're in for something truly special. This beautifully designed 2022 custom-built, two-storey residence delivers a perfect balance of luxury, practicality and style, ideal for growing families, professionals or those seeking multi-generational living. With an impressive 237sqm (approx.) of living space, premium finishes and a location that combines convenience with tranquillity, this home is sure to leave a lasting impression.

### Key Features

- Impressive, oversized entrance and hallway with quality flooring throughout
- 2.8m ceilings, wide skirtings and detailed cornice work
- Ground bedroom with ensuite, floor to ceiling wardrobes, perfect for optional downstairs master or guest bedroom
- Expansive open-plan kitchen, dining and family area ideal for entertaining
- Designer kitchen with stone benchtops and waterfall island bench
- Premium Artusi appliances, Bosch dishwasher and black Franke

4  3  2 

### FOR SALE

\$1,150,000 - \$1,250,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- sink
- Large butler's pantry with double sink, 4-burner Artusi cooktop and abundant storage
- Family room with recessed TV wall and feature black gas fireplace
- Timber staircase leading to an upstairs retreat and dual study/workspace with built-in shelving
- Master suite with walk-in robe and floor to ceiling wardrobes, luxury ensuite and private tiled balcony with timber-slatted roof
- Bedrooms 3 and 4 with floor-to-ceiling built-in robes
- Elegant main bathroom featuring stone benchtops, timber floating vanities, black tapware, and semi-frameless glass finishes
- Dual sliding doors opening to a paved undercover alfresco area with provisions for an outdoor kitchen
- Low-maintenance lawn area, perfect for kids and pets
- LG 15.5kW ducted reverse-cycle air conditioning for year-round comfort
- Large double garage with built-in cabinetry, laundry and additional storage solutions

Perfectly positioned in the sought-after suburb of Ridgehaven, this stunning home is close to local cafés, St Agnes Shopping Centre, Westfield Tea Tree Plaza and Fairview Green for shopping, dining and entertainment.

Families will love the nearby schools, including Ridgehaven Primary, Modbury High and St David's Parish School, as well as Anstey Hill Recreation Park with walking trails, bike paths and outdoor activities. Commuting is easy via the O-Bahn Interchange, providing a quick trip straight into the Adelaide CBD.

Whether it's lifestyle, location or luxury you're after, 7 Eric Street, Ridgehaven is a home that truly has it all!

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 2CGVGJU  
Property Type House  
House Size 237 m2  
Land Area 290 m2  
Including Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

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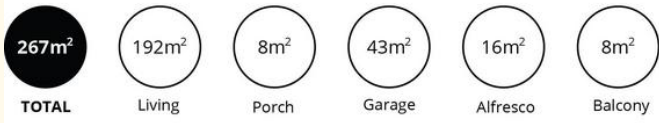
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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