



9 Randell Street, Ridgehaven

Starting out or Investing

Auction Location: 9 Randell Street, Ridgehaven SA 5097

Auction: Saturday 14 March at 10.00am, on site.

If you're looking for an affordable entry level home, then look no further. This classic free standing 60's home, set on a generous Torrens Titled allotment of approx. 690sqm with no easements and a frontage that's over 15m is ideally located and could offer future development potential (STCC).

Well-presented and offered with vacant possession, makes it perfect for the astute investor to add to their rental portfolio to reap the financial rewards that a new tenant would bring. But if you're looking for a first home then look no further, this one could be perfect!

Ideally located and less than 30 minutes from Adelaide, this home that's just a short stroll to public transport offers easy access to a choice of popular shopping precincts as well as public and private schools, ensuring it will tick lots of boxes for the lucky new owner!

You will love:

- Updated kitchen with lots of storage, dishwasher and gas cooking.
- Modern updated bathroom.

2 1 1

FOR SALE
\$680,000

AGENTS

Steve Lund
0474 991 234
stevel@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.



- 2 generous double sized bedrooms.
- Airconditioning to formal lounge with heating and cooling.
- Large, decked rear verandah that's ideal for entertaining.
- Carport, plus utility shed and larger storage shed.
- Offered with immediate vacant possession.
- Current rental appraisal is available on request.

Don't miss this one!

For any further information, or to make a time to inspect, please contact Steve Lund on 0474 991 234.

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 343733

MORE DETAILS

Property ID	1VXBG54
Property Type	House
House Size	100 m2
Land Area	690 m2
Including	Air Conditioning
	Dishwasher
	Workshop
	Secure Parking
	Fully Fenced

Steve Lund 0474 991 234

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9 Randell Street,
RIDGEHAVEN



Living:	81.23SQ.M
Carport:	17.70SQ.M
Verandah/Deck:	30.10SQ.M
Porch/Shed:	52.64SQ.M

TOTAL:	181.67SQ.M
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This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.