



9 Shepherd Street, Ridgehaven

Jaw-Dropping Opportunity!

Stop the search, this is the one you've been waiting for! Set on an impressive allotment of approximately 1,010sqm, with no registered easements or encumbrances, this property presents a genuine opportunity to bring your vision and plans to life (STPC).

Originally constructed in 1973, this home has been thoroughly loved and enjoyed by our vendors over the years. Tasteful updates have been completed throughout, leaving our lucky purchaser with a flexible family home, all set on a substantial allotment with endless potential!

Features You'll love:

- Three bedrooms all with built-in robes
- Flexible floor plan with additional study or 4th bedroom at rear of property
- Custom built kitchen by Essential Kitchens, Essa Stone benchtops, full length glass-splash back, stainless steel appliances including double oven and dishwasher
- Step in pantry with automatic lighting
- Solid jarrah flooring throughout the home
- Updated bathroom and laundry
- Year-round comfort with zoned ducted reverse cycle heating and cooling throughout

3 1 5

FOR SALE

Please Call

AGENTS

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

Jye Hodges
0448 880 861
jyeh@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.



- Peace of-mind living with automatic roller shutters installed to all main windows
- Ample storage throughout including additional hallway storage
- Light filled living area with serene outlook into beautiful manicured front gardens
- phase power installed with re-wired/updated metre box, and all underground utilities updated (Gas, Electricity & Fibre NBN)
- New replacement PVC sewer system has been installed and recent roof restoration completed and gutters replaced
- Ample off-street parking with large double carport with automatic roller door and drive through access to garage/workshop
- Workshop/garage with double roller door for secure parking
- Massive outdoor entertainment area overlooking large gardens with fully irrigated veggie patch and fruit and nut orchard trees
- Council approved plans for extension with reinforced foundation and roof completed and ready for further extension if desired by purchaser
- Walking distance to Westfield Tea Tree Plaza and Public transport

On offer is an opportunity to secure a home with enough room for even the largest of families to live, grow and create lasting memories together. For the astute investor or developer, an allotment of this size, with this much potential, simply can't be ignored!

Enjoy the convenience of having a variety of local shops right on your doorstep, while also being just moments from the ever-popular Westfield Tea Tree Plaza, Civic Park, the O-Bahn, both public and private schools, Anstey Hill Recreation Park and Modbury Hospital. With an abundance of public transport options nearby, commuting to the Adelaide CBD is a breeze!

You simply don't want to miss your chance to secure this fantastic opportunity.
Contact Ryan Graham today 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	2DUXGJU
Property Type	House
House Size	120 m2
Land Area	1010 m2

Ryan Graham 0400 912 287

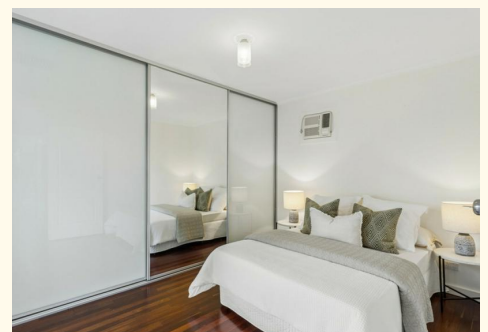
Sales Specialist | ryang@ljhsales.com.au

Jye Hodges 0448 880 861

Sales Associate to Ryan Graham | jyeh@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





366m ²	109m ²	131m ²	19m ²	70m ²	37m ²
TOTAL	Living	Verandah	Shed/ Store	Porch/ Carport	Garage/ Workshop

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.

Produced by The Fotobase Group