



1/3 Arthur Street, Ridgehaven

## The Search Is Over!




Constructed in 1999 and situated in this desirable pocket of Ridgehaven, where everything you'll ever need is only moments away.

No matter your situation, this charming home is sure to impress, offering a fantastic opportunity to enter the property market and secure your first home. It's ideally suited to those looking to retain independence and downsize into a low-maintenance, easy-care property and for the savvy investor, this is the perfect opportunity to bolster your portfolio!

### Features You'll Love:

- Two bedrooms, both with built-in robes
- Splits system heating and cooling in the lounge
- Central kitchen with breakfast bar, gas-cooktop, ample storage including pantry
- Excellent storage with double door linen press
- Side access with gate into pergola area for additional off-street parking
- Allocated undercover carport for off-street parking
- Undercover entertainment area the ideal spot to host the family BBQ!
- Within walking distance to public transport

Whether you're a first-time buyer, searching for your next home, a

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### FOR SALE

\$625,000 - \$665,000

### VIEW

Sat 2nd May @ 3:30PM - 4:00PM

### AGENTS

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

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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savvy investor or seeking the ideal downsizer, this property offers a relaxed lifestyle without compromising on space or comfort.

Perfectly positioned, you'll enjoy the convenience of local shops at St Agnes Shopping Centre, popular cafés including St Peters Bakehouse and reserves right on your doorstep.

Add to the mix your proximity to all the major retailers and eateries at Westfield Tea Tree Plaza, Civic Park, the O-Bahn, quality public and private schools, Anstey Hill Recreation Park, Modbury Hospital and a wide range of public transport options, making trips to the Adelaide CBD a breeze!

Contact your Ridgehaven area specialist Ryan Graham to ensure you don't miss your opportunity to secure this gem!

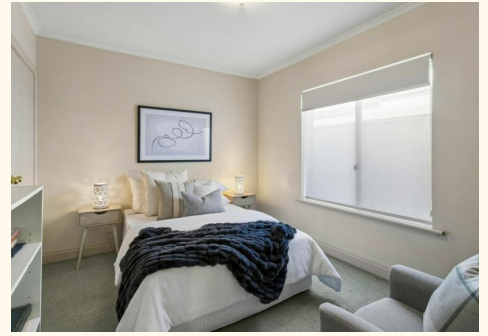
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RLA 208516

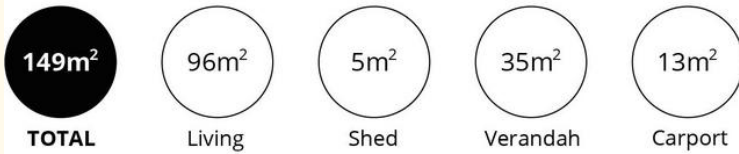
## MORE DETAILS

Property ID	2DAHGJU
Property Type	House
House Size	100 m2
Land Area	201 m2

**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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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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