







2/12 Fleming Avenue, Ridgehaven

Neat, Sweet & Ready For You!

This is a home and location you will simply love calling your own.

Originally constructed in 1993 and tastefully updated throughout, this homes proximity to all amenities make it an ideal choice for those looking to downsize while maintaining their independence. It is equally well suited to first home buyers looking to enter the property market or investors seeking an excellent addition to their portfolio.

With so much on offer, this is a property sure to tick all the right boxes!

Features you'll love:

- Two bedrooms both with split system heating and cooling
- Master bedroom with built-in robes
- Additional hallway storage with built in cupboards
- Updated bathroom with floor to ceiling tiles and separate toilet
- Easy care floorboards installed throughout
- Central updated kitchen with subway tile splash back, gas-cooktop, electric oven and dishwasher
- Split system heating and cooling in living area with ceiling fan
- Sufficient off-street parking with single carport with automatic roller door
- Strata Titled managed by Adcorp Property Group approx. $510

2 1 1

FOR SALE
UNDER CONTRACT

AGENTS
Ryan Graham
0400 912 287
ryang@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.

LJ Hooker

Per Quarter

Immerse yourself in everything Ridgehaven has to offer, with Westfield Tea Tree Plaza, the St Agnes Shopping Centre, a range of popular cafés and eateries, and multiple public transport options, including the O-Bahn, all within walking distance, providing an easy commute to the Adelaide CBD. Also nearby are Civic Park, Modbury Hospital, and the beautiful Ansteys Hill Recreation Park.

Register your interest with 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 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	2DQEGJU
Property Type	House
House Size	98 m2

Ryan Graham 0400 912 287
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LJ Hooker Property Specialists (08) 8289 6660
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102m² TOTAL

86m² Living

16m² Carport

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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