







2/3 Arthur Street, Ridgehaven

Charming & Ready For You!

Constructed in 1999 and situated perfectly tucked away off Arthur Street, in a location you will love calling home where everything you'll ever need is only ever a moment 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
- Split system heating and cooling in the lounge
- Central kitchen with breakfast bar, gas-cooktop, ample storage including pantry
- Additional study space/office space
- Excellent storage with hallway linen press
- Brand new carpet installed to both bedrooms
- Two-Allocated undercover carport for off-street parking
- Undercover entertainment area the ideal spot to host the family BBQ!
- Garden shed at the rear of the property

2 1 2

FOR SALE
$680,000

VIEW
Sun 22nd Nov @ 1:00PM - 1:30PM

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

- Within walking distance to public transport
- Low cost strata approx. $565 P/q (managed by Horner Management)

Whether you're a first-time buyer, searching for your next home, a 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 (approximately 1.5km), popular cafés including St Peters Bakehouse (approximately 0.6km), and reserves right on your doorstep.

Add to the mix your proximity to all the major retailers and eateries at Westfield Tea Tree Plaza (approximately 2.5km), Civic Park (approximately 2.5km), the O-Bahn (approximately 2.5km), quality public and private schools, Anstey Hill Recreation Park (approximately 4km), Modbury Hospital (approximately 2.5km), and a wide range of public transport options, making trips to the Adelaide CBD (approximately 17km) a breeze!

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

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	2DZWGJU
Property Type	House
House Size	100 m2
Land Area	216 m2
Including	Study
	Toilets (1)
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced

Ryan Graham 0400 912 287
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SITE PLAN
(NOT TO SCALE)

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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