



4/1069 North East Road, Ridgehaven

The Perfect First Home or Ideal Downsizer!

Originally constructed in 1977, this is the perfect opportunity for those looking to enter the market and secure their first home. Offering a generous internal footprint, there's plenty of space to enjoy today while adding your own style and updates over time.

Its flat location and close proximity to shopping, public transport, schools and other everyday amenities also make it an excellent option for those looking to retain their independence and downsize into a manageable home without compromising on space.

For savvy investors looking to bolster their investment portfolio, this property is sure to tick all the right boxes, with strong fundamentals, plenty of potential, and a location that continues to be in demand.

Features to love:

- Two generous sized bedrooms
- Ducted evaporative cooling
- Ample storage including additional hallway storage
- Central kitchen with gas-cooktop, with meals area adjacent
- Private lock-up garage with manual roller door and rear access door to gardens

2 1 1

FOR SALE
UNDER CONTRACT - BY RYAN GRAHAM

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.



- Secure entertainment area that is fully fenced for privacy and lawn and gardens the ideal spot to enjoy the afternoon sun
- Zoned to The popular Heights School
- Low-cost Strata managed by Whittles
- approx. \$450 per quarter

Situated perfectly on North East Road within walking distance to all the major retailers and eateries on offer at the Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, and the O-Bahn, which makes commuting to the Adelaide CBD a breeze!

Add to the mix your proximity to a number of local sporting clubs, and several schools including being zoned to the popular Heights School, this is a location and a home you will love calling your own!

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	2DH8GJU
Property Type	House
House Size	115 m2
Land Area	218 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Secure Parking Fully Fenced

Ryan Graham 0400 912 287

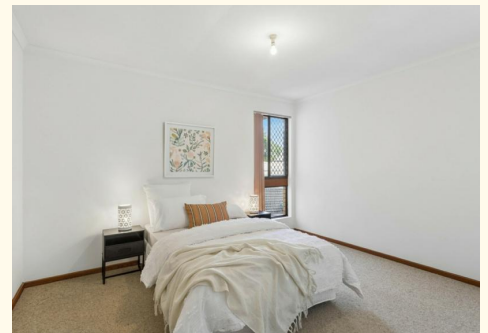
Sales Specialist | ryang@ljhsales.com.au

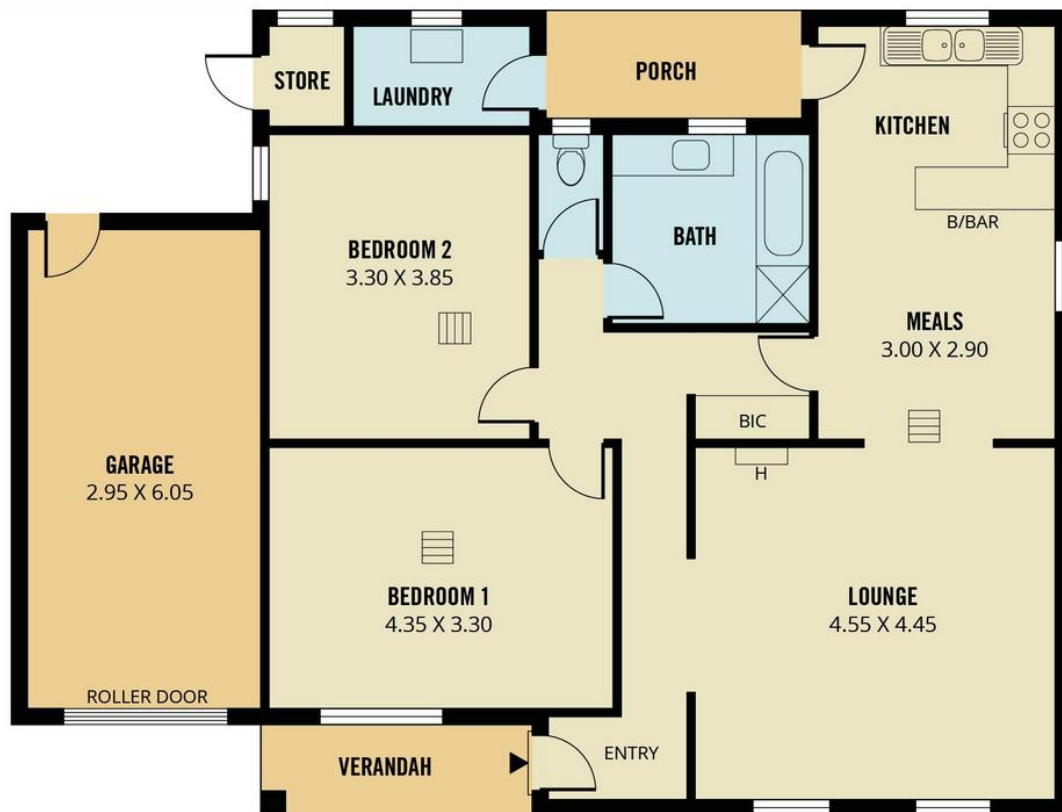
Jye Hodges 0448 880 861

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





124m²

TOTAL

96m²

Living

4m²

Verandah

20m²

Garage

4m²

Porch

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**