

## Ridgehaven, 1/1 Edward Road

The Ideal Downsizer Or Perfect First Home!



Constructed in 1974, this low-maintenance gem is perfectly situated in a highly desirable location, surrounded by everything you'll ever need. This home boasts a flexible floor plan, making it ideal for first-home buyers, savvy investors or those looking to downsize!

Features you'll love:

- \* Two bedrooms featuring built-in robes and ceiling fans
- \* Ceiling fans in both lounge and family areas
- \* Flexible floor plan with an additional living area and studio
- \* Gas spa negotiable with the purchaser
- \* Updated bathroom with floor-to-ceiling tiles
- \* Centralised kitchen with ample bench space, storage and an electric cooktop
- \* Self-managed strata with shared insurance as the only fee
- \* Ducted evaporative cooling and ducted gas heating, ideal for year-round comfort
- \* Additional hallway storage

**For Sale**  
\$595,000 - \$635,000

**View**  
[ljhooker.com.au/2B32GJU](http://ljhooker.com.au/2B32GJU)

**Contact**  
**Ryan Graham**  
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[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)



**Disclaimer:** 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.

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(08) 8289 6660**

- \* Solar system with approximately 12 panels and a 3 kW system
- \* Ample off-street parking, including a secure enclosed carport with an automatic roller door
- \* Secure parking in front of the property with a manual gate, with space to park several vehicles, including a caravan or boat
- \* Within walking distance to local shops and several schools

No matter your situation, this modern unit is sure to tick all the right boxes.

Simply enjoy all the benefits that come with living in this sought-after location. Find yourself just moments away from major retailers and trendy eateries at nearby Westfield Tea Tree Plaza, Anstey's Hill Recreation Park, Modbury Hospital, the O-Bahn, Civic Park, local sporting clubs, and public and private schools. With plenty of public transport options, getting to the Adelaide CBD is a breeze!

Don't miss your opportunity to secure this home, enquire 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

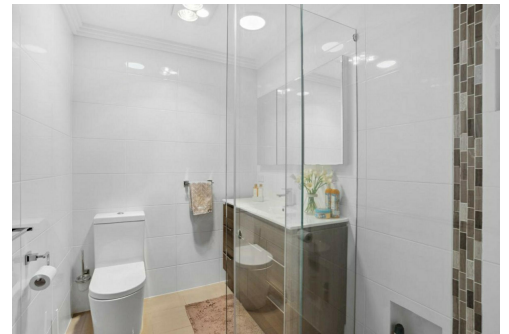
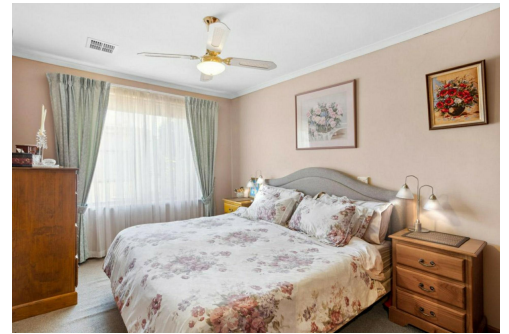
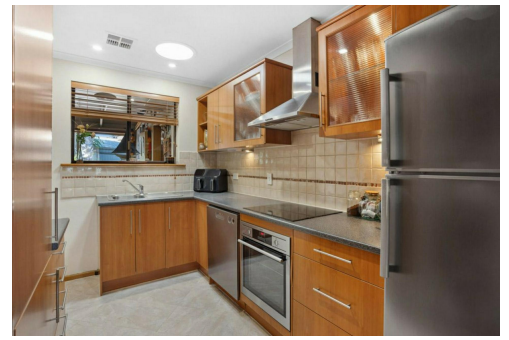
## More About this Property

<b>Property ID</b>	2B32GJU
<b>Property Type</b>	Unit
<b>House Size</b>	77 m2
<b>Land Area</b>	260 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Spa Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Ryan Graham 0400 912 287**  
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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. Produced by **The Fotobase Group**