



15 Ryan Place, Ridleyton

## Effortless Living in a Prime Lifestyle Location

Auction Location: 15 Ryan Place, Ridleyton SA 5008

Step into a home where style, comfort, and convenience come together effortlessly. Perfectly suited to first home buyers, downsizers or savvy investors, this beautifully presented residence offers low-maintenance living in a highly sought-after location.

Designed for modern living, the home features a versatile layout with multiple living zones and seamless indoor-outdoor flow - ideal for both relaxing and entertaining.

What you'll love:

- Spacious master bedroom complete with a large walk-in robe and private ensuite
- Bedrooms 2 and 3, both fitted with built-in robes
- Well-appointed kitchen featuring stainless steel appliances, overlooking the open-plan living and dining area
- Upstairs living area, perfect as a retreat, home office or second lounge
- Ducted reverse cycle heating and cooling for year round comfort
- Covered outdoor entertaining area with pergola, ideal for year-

3  2  2 

### AUCTION

Sat 9th May @ 1:30PM

### VIEW

Sat 9th May @ 1:00PM - 1:30PM

### AGENTS

Ashley Palazzo  
0414 347 884  
ashleyp@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**

- round gatherings
- Low-maintenance rear yard with plenty of space to enjoy with minimal upkeep
- Double garage with automatic panel lift door and secure internal access

Positioned for lifestyle and convenience, the home sits directly across the local park - perfect for kids and pets with walking trails just moments away.

Enjoy easy access to everything Adelaide has to offer, located less than 6km from the CBD and within close proximity to the vibrant Bowden precinct, including Plant 4 and the Entertainment Centre.

Move straight in and start enjoying, or secure a smart, set-and-forget investment in a high-demand location!

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	2DA3GJU
Property Type	House
House Size	170 m2
Land Area	228 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage

**Ashley Palazzo 0414 347 884**  
Sales Specialist | [ashleyp@ljhsales.com.au](mailto:ashleyp@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**  
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





## RYAN PLACE

**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.

Produced by The Fotobase Group