



12 Ridgeland Drive, Teringie

Ridgeland Unrestricted City Views Awesome Valleys, Sunsets & Coastal Splendour

Auction Location: 12 Ridgeland Drive Teringie SA 5072

Built in 1985 this flexible floor plan of 174 sqm (approx.) has up to four bedrooms, numerous family and living areas, with brilliant views over ranges, city and coast. Well maintained, it's been a much loved family home. The 2016 kitchen renovation features engineered benchtops with a breakfast bar area and extensive, sensible storage solutions with Westinghouse ceramic cooktop, electric under bench oven and a great double stainless steel sink. What a joy, the hub of the home with the most amazing views.

Teringie is a small, exclusive, leafy, natural bushland suburb on the edge of the Adelaide Hills, 8-10 kilometres east of Adelaide's CBD. It is just minutes to Magill Village and within 15 minutes of major shopping along Norwood Parade or Burnside Village, the mecca of Adelaide's lifestyle, fashion, and shopping options, both 6km (approx). In the foothills, Teringie has sweeping, elevated views across Adelaide. It adjoins Auldana, Skye, Woodforde, Magill, and Norton Summit and is adjacent to the Morialta Conservation Park to the

4 2 7

AUCTION

Fri 30th Oct @ 11:00AM

VIEW

Sun 18th Oct @ 12:00PM - 12:45PM

AGENTS

Gabrielle Overton
0416 080 525
goverton@ljhookerunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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.



north. Situated on over 2300 sqm (approx.) of breathtaking bushland you get a sense of privacy, a world apart. A close knit population enjoys the stunning ranges, city views and broad horizons, offering a quiet, semi-rural atmosphere with the bonus of proximity to the city.

Watch and celebrate as Classic Cars compete along Valley Drive, an amazing race famed for numbers and categories competing and the dedicated enthusiasts who line the route- Adelaide Events at their very best, it's iconic and so Adelaide Hills! With winemaking as a cultural pursuit, you'll enjoy established and fledgling Cellar doors, dining venues, fine wines, restaurants, and historic Hills villages, creating a tourist and gourmet fusion. Something for everyone and all so close. You'll feel connected to nature; the dense native vegetation and proximity to conservation areas make this a haven for local wildlife, frequently visited by koalas, kangaroos, echidnas, possums, and diverse bird species including red-tailed and yellow-tailed black cockatoos and a family favourite, Kurrajong, a regular visitor. Close to Magill Primary School, Morialta Secondary College and Rostrevor College, this home must be seen to appreciate the fabulous lifestyle it offers. Zoned for Magill Primary and Norton Summit R-6 (3.9 km-6 mins) and Norwood International High School 7-12. (4.9 km -7 mins) approx with St Peters Collegiate for Girls R-12 (6.6 km-6 mins) or for Pembroke and St Ignatius, Loreto and city Colleges and tertiary institutions, it's very doable.

AUCTION: Friday 30 October at 11am, on site (Unless sold prior)

(\$1,500,000)

CT: Volume 5725 Folio 949

Council: Adelaide Hills Council

Council Rates: \$3,196.00 per annum (approx.)

Water Rates: \$88.00 per quarter (approx.)

Land Size: 2,330 square metres (approx.)

Year Built: 1985 (approx.)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 275279

MORE DETAILS

Property ID	61UXFDJ
Property Type	House
House Size	295 m2
Land Area	2330 m2
Including	Ensuite
	Evaporative Cooling
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

Gabrielle Overton 0416 080 525

Sales Consultant | goverton@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

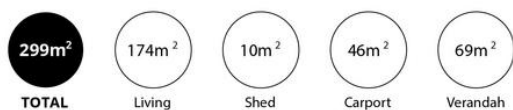
295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au



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.



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