



Unit 7/12-19 Ridgway Ct, Wynn Vale

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## Elevated Elegance with Tree-Top Views

Perched proudly at the end of a quiet court, this two-level townhome stands out with its elevated position, leafy outlooks, and charming surrounds. Framed by blossoming gardens and a tranquil tree-lined vista, it is a home that will capture the attention of first home buyers, investors, down-sizers and young families alike.

Enjoy a lifestyle of convenience and calm, just a short stroll to picturesque Shearwater Park, perfect for weekend walks and playtime with the kids as well as nearby public transport, quality schools, medical facilities, and local shopping. You are also within easy reach of Modbury Hospital and Westfield Tea Tree Plaza, both only around 6km away.

The lower level welcomes you with a spacious family room that flows seamlessly to the kitchen and dining area. The kitchen features generous bench and cupboard space, plus a gas cooktop, ideal for everyday living and entertaining. Step outside from the dining zone to a private courtyard, the perfect spot for a morning coffee or alfresco meals which leads directly to a single carport with an automatic roller door. You will also find a well-equipped laundry, convenient guest toilet, and under-stair storage on this level.

**FOR SALE**  
Please Call

### AGENTS

Harvey Bloomfield  
0410 658 617  
harvey.bloomfield@ljhooker.com.au

### AGENCY

LJ Hooker Prospect  
(08) 8269 4645

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.



Upstairs reveals the homes accommodation, three well-proportioned bedrooms, including a master retreat complete with walk-in robe and a balcony that takes in the surrounding greenery. The central bathroom services this level and includes the homes second toilet for added convenience.

Added features include ducted reverse-cycle air conditioning for year-round comfort and ample on-site visitor parking.

With its peaceful position, thoughtful design and unbeatable convenience, this home delivers the perfect blend of comfort, lifestyle and value, a true gem ready to be enjoyed.

Certificate of Title and Form Ones available upon request

Home Built: 1994

Strata Titled

Allotment Size: N/A

Title: Volume 5237 Folio 379

Zoning: GN - General Neighbourhood

Council: Tea Tree Gully Ph. 08 8397 7444

Rates: \$381 Per quarter

Strata Rates: \$625.00 Per quarter

#### Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

#### MORE DETAILS

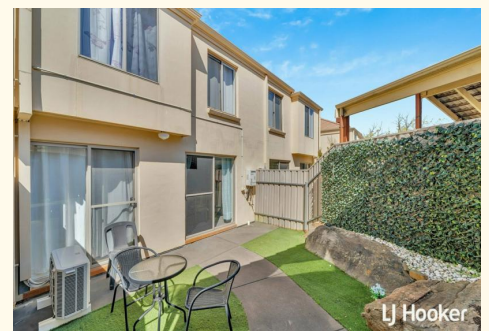
Property ID	3NPHRU
Property Type	House
Including	Toilets (2)

#### Harvey Bloomfield 0410 658 617

Principal And Sales Representative |  
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#### LJ Hooker Prospect (08) 8269 4645

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7/12 Ridgway Court,  
**WYNN VALE**



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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the measuring specialists

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