

4/1109-1111 North East Road, Ridgehaven, SA 5097



## House For Sale

Thursday, 9 January 2025

4/1109-1111 North East Road, Ridgehaven, SA 5097

Bedrooms: 3

Bathrooms: 1

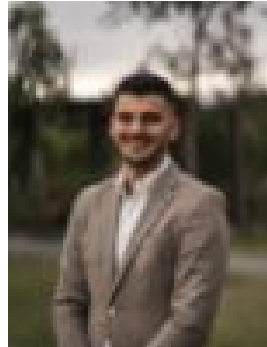
Parkings: 2

Area: 198 m2

Type: House



Nicholas Bucco  
0431197972



Paul Radice  
0414579011

## **Auction Wednesday 29th Jan 6:00pm On-Site (USP)**

Nestled in the sought-after suburb of Ridgehaven, this modern 2016-built townhouse offers the perfect blend of contemporary design and low-maintenance living. Ideal for first-time buyers, downsizers, or savvy investors, this home delivers style and convenience in one impressive package. Step inside to find a well-designed layout featuring three generously sized bedrooms upstairs, a stylish central bathroom, and downstairs timber laminate floors that add warmth and durability. The home boasts a front living space for relaxation, an open-plan kitchen and dining area perfect for gatherings, and a small pergola-covered patio for outdoor entertaining. Features you will love:- 3 generously sized bedrooms with ample natural light- 1 modern and stylish central bathroom- Timber laminate floors throughout, offering durability and warmth- Double glazed windows- Front living space, perfect for relaxation- Small pergola-covered patio, ideal for outdoor entertaining- 5000L rainwater tank- Single car garage with additional off-street parking spaces. Situated in a prime Ridgehaven location, this property offers unparalleled convenience and lifestyle benefits. Tea Tree Plaza, with its array of shopping, dining, and entertainment options, is just a short drive away. Public transport is easily accessible, including the O-Bahn for a quick and hassle-free commute to Adelaide's city center. Families will appreciate the proximity to quality schools and local parks, while nature enthusiasts can explore nearby walking trails and recreational areas. Ridgehaven is renowned for its friendly community vibe and accessibility to essential services, making it a highly desirable suburb for families, professionals, and retirees alike. Contact Nicholas Bucco on 0431 197 972 or Paul Radice on 0411 579 011 to find out more.\*\*\*The property is being offered to the market by way of Auction. The vendors are not releasing a price guide to the market. We will be providing recent sales data for the area which is available upon request via email or at the open inspection.\*\*\*The vendor statement may be inspected at 129 Commercial Road, Port Adelaide for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts. Specifications:-CT / Volume 6183 Folio 592 Council / Tea Tree Gully Built / 2016 Internal / 153m<sup>2</sup> (approx.) Land / 198m<sup>2</sup> (approx.) Community Insurance / \$70.00 per annum (approx) SA Water / \$164.00 pq (approx.) ES Levy / \$125 pa (approx.)