

**4 Sydney Street, Ridgehaven, SA, 5097**

**Tanner**

**House For Sale**

Thursday, 24 October 2024

4 Sydney Street, Ridgehaven, SA, 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Endless Potential in a Peaceful Ridgehaven Location!

On the market for the first time since it was built in 1962, this original home has been cherished by the same family for decades. Situated on a generous 926sqm block in a peaceful and family-friendly street, this property offers endless potential for renovators and developers.

While the home itself is in need of significant renovations, the real value lies in the land and the possibilities it presents. Whether you envision knocking down and rebuilding a stunning new family home or pursuing development opportunities (subject to Council Consent), this property is bursting with potential.

The location is one of the most appealing aspects of this opportunity. With easy access to Adelaide's CBD, less than a half-hour drive away, commuting is a breeze. Alternatively, the O-Bahn offers a convenient and quick ride into the city. For all your shopping needs, Westfield Tea Tree Plaza is just two minutes away by car, providing a wide range of retail, dining, and entertainment options. The area also boasts several nearby parks, perfect for enjoying the outdoors and family activities.

This is a rare chance to secure a large block in Ridgehaven, a suburb known for its peaceful atmosphere and excellent connectivity. Whether you're looking for an investment or the chance to build your dream home, 4 Sydney Street is an opportunity you won't want to miss!

### Specifications:

CT / 5314/744

Council / Tea Tree Gully

Zoning / GN

Built / 1962

Land / 932m<sup>2</sup> (approx)

Frontage / 16.76m

Council Rates / \$1,736pa

Emergency Services Levy / \$129.60pa

SA Water / \$158.63pq

Estimated rental assessment: \$460 - \$490 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Ridgehaven P.S, Redwood Park P.S, Modbury School P-6, St Agnes School P-6, The Heights School.

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