

**43 Heather Drive, Ridgehaven, SA, 5097**



**House For Sale**

Wednesday, 13 November 2024

43 Heather Drive, Ridgehaven, SA, 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Louise Miller  
0460006620

### **Perfect 3 bedroom home for tradies!**

Welcome to 43 Heather Drive, located in the heart of Ridgehaven.

This 3 bedroom, brick veneer gem will appeal to first home buyers, families and investors alike!

This well built home has so much to offer; 3-bedrooms, 2 with built-in robes, 2 way- bathroom, open plan kitchen, family and dining area with separate lounge, and good size laundry with plenty of pantry space. Electric roller shutters are installed on the front windows, offering enhanced security, privacy, and insulation from the elements.

The home is equipped with reverse cycle ducted air conditioning, providing efficient year-round temperature control, keeping you comfortable in all seasons.

Step outside to a spacious outdoor entertaining area to discover what could be the ideal "Man cave", "Lady cave", or workshop. An easy to maintain back yard offers a garden shed, single roller door garage and two drive ways providing plenty of parking space for cars, boats and caravans.

To add to the convenience of the location, Ridgehaven Primary school is less than 200 metres away, also only moments away is Banksia Park International High School via bus, bike or a quick trip in the car.

Lets not forget the leafy parks and popular reserves in high supply, with incredible shopping centre reach that puts you just down the road from the bustling TTP - the ultimate all-in-one department store, café and cinema complex means you rarely need to venture far from home for everyday lifestyle bliss. Plus, stellar access to the O-Bahn Interchange will be a game-changer for CBD-bound professionals and kids keen to meet friends on the weekend.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at our office located at 1303 North East Road, Tea Tree Gully for at least three 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.

**DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA 292129