

8 Arthur Street, Ridgehaven, SA, 5097



House For Sale

Friday, 15 November 2024

8 Arthur Street, Ridgehaven, SA, 5097

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mohit Gupta
0421472034



James Casserly
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Low Maintenance Living in Ridgehaven

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic family home, zoned for the Heights school in Modbury Heights and in the ever sought after suburb of Ridgehaven. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking to reap highly sought after rental returns.

Welcome to 8 Arthur Street, Ridgehaven!

Generous in its proportions and spacious in all of the right places; this 2012 built home situated on approximately 369m² has a light and breezy feel that is rarely seen in a modern, courtyard home. Facing east this property is located within walking distance to St Agnes Shopping Centre, Pelican Plaza and the thoroughfare that is North East Road with its suite of specialty stores and various services. Various parks and reserves are nearby such as Dewar Reserve, Hazel Reserve, Steven Reserve which will hours of enjoyment for the whole family.

Within minutes from Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital and surrounded by various public transportation options along North East Road, Hancock Road and Milne Road. Local schooling options include Ridgehaven Primary School, Redwood Park Primary School and Modbury School P-6. Please note that this property falls in the school catchment area for the highly sought after Heights School in Modbury Heights.

This is an opportunity to purchase into an amazing local community.

Features of this amazing home include the following:

- Manicured front gardens in keeping with the local flora and immaculate street presence.
- Immediate livability upon entry with a warm and welcoming entrance way complete with tiled flooring and ducted reverse cycle air conditioning throughout.
- 2.4 metre high ceilings.
- Bedrooms 1,2 and 3 all complete with carpeted flooring, built in robes and ceiling fans.
- The master bedroom suite tucked away at the end of a private hallway, spacious in size and complete with carpeted flooring, a generously sized ensuite (including shower, toilet and vanity) and a fantastic walk in robe.
- A spacious formal living area creates an excellent 2nd space for a quiet place to chat or get stuck into the next great book. It could also make for a fantastic family movie room.
- An open plan kitchen, dining and lounge area make for the perfect space to entertain guests at the various dinner parties and functions.
- The kitchen is a chefs dream complete with gas cooktop with tiled splashback, dishwasher and dual sink as well as ample bench space and cupboards.
- Main bathroom complete with shower, vanity and bath. Separate toilet located adjacent.
- Spacious laundry room with ample storage as well as external access.
- Linen cupboards for extra storage.
- The lounge flows out to the outdoor undercover area. Thanks to having its own lighting and ceiling fan it creates a fantastic space to entertain loved ones all year round.
- Low maintenance yard perfect for children and pets.
- Water tank.
- Secure gated access down the side of the property.
- Alarm system.
- Double garage with automatic panel left door. Rear internal access to the central hallway makes grocery runs weatherproof and easy.
- NBN Fibre to the Premises availability.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on the 29/11/2024 @ 6:30 PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used 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.

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