

1/12 Sandland Avenue, Ridgehaven, SA 5097

Smallacombe

Unit For Sale

Wednesday, 15 May 2024

1/12 Sandland Avenue, Ridgehaven, SA 5097

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Robyn Coles
0419836129

\$425,000

~ Best Offers Closing Monday 3rd June @ 5:00pm (unless sold prior) ~Beautifully presented spacious, light & bright home well set back in a cul-de-sac within lovely grounds of 197sqm (approx.) in a foothill's location with cool gully breezes and pretty sunsets. In a small group of 3, this desirable home built in 1982 has been newly painted and landscaped with deep front gardens and private pretty rear garden complete with garden shed plus its own garage under main roof. With a fabulous floor plan and separate living areas from the two bedrooms, this is perfect for downsizers, a small family or retirees who desire space, comfort, privacy & security. Solid brick with high ceilings and large picture windows throughout, this low maintenance residence and gardens have been well maintained by astute owners through the years blending classic charm with modern lifestyle comforts ~ new ceiling fans, brand new white kitchen, new split system reverse cycle air conditioner, separate laundry with ample storage, carpeted bedrooms, roller shutters & security screen doors. This homette features: * Large separate living room with picture window outlook to the front lawns and gardens * Separate dining adjacent to a stunning new custom kitchen * Kitchen boasting quality cabinetry, double sink, stainless steel rangehood & Miele dishwasher * Spacious modern laundry with direct access to the rear private and pretty garden terrace * Generous modern bathroom with bath and separate shower * King size master bedroom situated to the front with a wall of robes, ceiling fan and sunny garden views * 2nd generous sized bedroom ~ enjoying a garden terrace outlook * Fabulous and spacious courtyard rear garden providing enough space for alfresco entertaining or a peaceful afternoon haven * Spacious garage providing ample space for extra storage Perfectly situated close to excellent transport corridors, popular Tea Tree Plaza Shopping and the O'Bahn directly to Adelaide CBD just 15km away. Walking trails, country style pubs, scenic drives and picturesque parks, all within easy reach and accessibility within this desirable and very popular Tea Tree Gully Council locale. A wonderful, affordable lifestyle in this lovely low maintenance solid brick home awaits and will be excellent buying for the most fastidious and astute purchaser. Council: City of Tea Tree Gully Council Rates: \$1,396.69 per annum SA Water: \$153.70 per quarter ESL: \$101.40 per annum Strata Rates: \$425.00 per quarter Year Built: 1982 Zoning: General Neighbourhood