

# 1 Ryan Place, Ridleyton, SA, 5008

## Sold House

Monday, 26 June 2023



1 Ryan Place, Ridleyton, SA, 5008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Superbly Presented and on a Rare Corner Allotment

AUCTION: SATURDAY 15TH JULY @ 11:30AM (Unless Sold Prior)

Situated on a quiet street and set on a 280sqm allotment this 2000 built and recently renovated home is perfect for those wanting the low maintenance lifestyle close to the city. The home also features dual frontage with side access to a large shed big enough for the boat, caravan or weekend only vehicle.

The freshly painted exterior and landscaped front gardens are a warm welcome as you enter the home into the front living area. As you walk through to the heart of the home, it opens up into a great sized kitchen and dining space with an additional family room off to the right.

The kitchen is well appointed with new counter tops, door handles, large corner pantry, stainless steel gas upright cooker and plenty of bench space. This space is complemented by the equally great sized meals/dining space and the adjoining family room which overlook the rear pergola.

Moving upstairs and boasting three exceptionally size bedrooms, the master with a private balcony, large arch window overlooking the front garden and featuring built in robes and direct access to the newly renovated bathroom. Bedrooms 2 & 3 are equally impressive and of excellent size with bedrooms 2 having a fantastic sized walk-in robe.

Not to be outdone by the inside, the outside is meticulously maintained and well presented with a fully paved pergola area and courtyard. The pergola is a great height and size and wraps around the left hand side of the property offering more undercover space.

At the rear of the paved area is my favourite feature of the home, a gate leading to the large 8.5mx4m rear shed with concrete flooring, automatic roller door, 2.57m entry clearance and direct frontage to the street.

More features include:

- ☑Single car garage with auto roller door and internal access
- ☑Newly painted throughout
- ☑New flooring throughout, including carpet to the upstairs and stairs
- ☑New light fittings
- ☑Ducted heating and cooling throughout
- ☑Large under stairs storage area
- ☑Second toilet and basin downstairs
- ☑Private and secure rear entertaining area

Perfectly located and within 100m to Ryan Place Reserve, a few minutes walk to Brompton Park, a 5 minute drive to an array of shops and eateries on Port Road, Plant 4 Bowden and all within 5km to the CBD.

Contact Nathan Gherghetta on 0498 881 119 for further information.

Year Built / 2000

Council / City of Charles Sturt

Title / Torrens Title

Living Area / 280sqm approx.

Zone / HDN - Housing Diversity Neighbourhood

Council Rates / \$1,236.70 p.a.

ESL / \$172.80 p.a.

Water / \$340.32 p.q.

Rent Appraisal / \$550 per week

