

11A Hawke Street, Ridgehaven, SA 5097



Sold House

Friday, 3 November 2023

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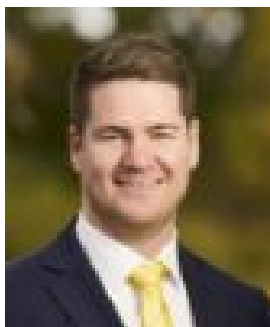
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 374 m2

Type: House



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\$691,000

Set on an easy-to-maintain allotment of approx 374sqm with enough garden area front and back to keep 'green thumbs' happy, this immaculate 3 bedroom, 2 bathroom home offers relaxed ambience, access to wonderful lifestyle amenities and is perfectly primed for first-time buyers, young families, downsizers and investors alike. Set back from the street beyond a verdant garden and presenting a desirable single-level floorplan, the bright and airy interiors display contemporary flair, where gleaming tiled flooring and pristine white walls establish a sense of openness and timeless style. The open-plan living/dining/kitchen domain glows in natural light from the vast windows, while the glass sliding door adjacent the dining zone facilitates a lovely sense of connection to the full-width paved alfresco entertaining area. Protected from the elements by the impressive pitched roof pergola, this is the perfect place for private and effortless outdoor living and dining, as well as a tidy back lawn with space for children and pets to play. The streamlined kitchen shines with breakfast bar, ample storage in classic white cabinetry complete with microwave oven nook and pantry, plus stainless steel electric oven, cooktop and dishwasher. The three bedrooms are all carpeted; the main with walk-in robe and ensuite, while the other two robed bedrooms are serviced by a smart monochromatic, 3-way family bathroom with individual areas for vanity, bath and walk-in shower, plus separate w.c. This stylish home has all the extras that make life easy, including:

- Ducted reverse-cycle air conditioning
- Ceiling fans in all bedrooms
- Two overhead fans in alfresco area
- Downlighting throughout
- Separate fully-fitted laundry with door to outside
- Rheem 27 Continuous Hot Water System
- Garden shed
- Auto-doored garage with internal access
- Aggregate concrete driveway with off-street parking

Located for lifestyle, appointed for ease and with all amenities close to hand, this very appealing residence is just a 10-minute walk to bus transport and local shopping at St Agnes Shopping Centre, a quick trip to Westfield's Tea Tree Plaza for shopping, eateries and cinemas, or an effortless 30-minute commute to the CBD. Enjoy a game of golf at the Tea Tree Gully Golf Course or explore the many wonderful attractions close by, such as Waterworld Aquatic Centre and the playground, trails and paths of Anstey Hill Recreation Park. Families will also appreciate the wide choice of surrounding schools including Ridgehaven Primary, Redwood Primary, Tea Tree Gully Primary, St David's Parish School, Banksia Park International High and Modbury High Schools. Come and see for yourself - you will be impressed!

Auction: Friday 17th November at 2:30pm on site
CT: 6080/382
Council: Tea Tree Gully
Council Rates: \$2,016.20pa (approx)
Water Rates: \$160.16pq (approx)
RLA 312012