

1237 North East Road, Ridgehaven, SA 5097



House For Sale

Wednesday, 7 February 2024

1237 North East Road, Ridgehaven, SA 5097

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1968 m2

Type: House



Mark Fricker
0413000845



Tim Dennis
0428909228

Auction \$890,000

Auction Location: On Site Discover the charm of a bygone era in this original, well-loved residence, boasting a generous 1968m²* allotment, with no easements and an impressive 22.25m* frontage. The opportunities presented by these exceptional measurements are truly boundless – move in and embrace its current character, infuse your personal touches, embark on redevelopment, or realize the vision of your dream home. (subject to planning consents) As you step through the grand wide entrance, you'll be greeted by nostalgic light fittings and timeless features that set the tone for this unique property. The charming lounge, adorned with a bay window and original fireplace, emanates warmth and character. The residence offers three bedrooms, a central main bathroom, and a dining and family room, providing a comfortable and versatile living space. An updated white kitchen steals the spotlight, featuring crisp white cabinetry, expansive sweeping benchtops, and ample cupboard space. The kitchen overlooks the family room, creating a central hub for gatherings and daily life. Step outside to an enormous rear yard that beckons for leisure and creativity. A large shed and workshop enhance the outdoor space, offering opportunities for hobbies. The property also boasts a large carport providing parking, leading to a secure single garage with a roller door and an additional bathroom with laundry facilities – adding practicality to the expansive outdoor area. Seize the chance to transform this property into your dream home, where nostalgia meets spacious living on this vast canvas of endless possibilities. Features that make this home special:- No easements- 1,968sqm* allotment - 22.25m* frontage - Three bedrooms with built- in robes, bedroom 2 with split-system air-conditioner - Original main bathroom with bath tub and shower - Separate toilet - Charming lounge room with double French doors, original fire place and bay window- Updated kitchen with standalone gas cook top and oven and ample storage, overlooking the family room - Large family room with split-system air conditioner and heater - Separate dining room with gas wall furnace heater, original pinewood floorboards and French doors - Triple carport with drive through access to single garage- Additional bathroom with laundry facilities - Pergola- Large shed - Workshop *Approximate Ideally located in the sought after suburb of Ridgehaven with easy access to public transport, access to the CBD via the O-Bahn, in close proximity to the renovated St Agnes Shopping Centre and a "stone's throw away" from the popular Modbury oval/tennis courts, Waterworld and Ashley Avenue Dog Park. Also, just minutes from all the shopping and entertainment precinct that the recently renovated Westfield Tea Tree Plaza has to offer. 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 78-80 North East Road, Walkerville for at least 3 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. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174