

130 Ridley Grove, Woodville Gardens, SA 5012

House For Sale

Wednesday, 29 November 2023

Boffo

130 Ridley Grove, Woodville Gardens, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 697 m2

Type: House



Graeme Brown
0455111791



Gavin Apacible
0447888177

Auction \$750,000

Auction Location: On Site Discover the epitome of serene living inside this exquisite family home situated perfectly on a 697sqm (approx) block, between the sea and the vibrancy of the city in the ever-emerging suburb of Woodville Gardens. Immaculately maintained by its original owners since 1966, this home offers an unparalleled lifestyle, seamlessly connecting you to an array of delightful amenities, including lush parks and reserves. Beyond the sought-after location, you'll be captivated by the traditional solid brick façade, secure electric gates with an intercom system and a flexible floor plan that bathes in natural light. The freshly painted walls enhance a modern elegance throughout combined with brand new carpets in the lounge and bedroom two, with the rest of the home boasting polished original pine floorboards that exudes a cosy and welcoming ambience. This thoughtfully designed layout is both practical and family-friendly, with three spacious bedrooms and an open plan kitchen/dining and living area, providing an ideal setting for moments with family and friends. Moving outside is an undercover outdoor entertaining area that overlooks the lush backyard. Here, you can savour peaceful mornings with a cup of coffee or ignite the barbecue to host cherished gatherings with loved ones. Notably, the property boasts both a front carport, and a rear carport with convenient drive-through access to the spacious garage/workshop offering plenty of car park spaces. Features that make this home special: - Master bedroom with direct access to the outdoor entertaining area and adjacent the study/retreat area that could be converted to an ensuite or walk in robe (STCC)- Spacious bedrooms two and three, bedroom two with ceiling fan- Living/family upon entry bathed in natural light, featuring plush new carpets creating a welcoming space for hosting gatherings with family and friends additionally the heater ensures a cosy and comfortable atmosphere - Alby Turner kitchen with solid wood cabinetry, overhead leadlight display cabinets, ample cupboard and pantry space, tambour door appliance unit, European appliances including Miele dishwasher, Neff oven, Smeg cooktop and AEG rangehood- Bathroom with separate shower, bath, and new exhaust fan/heater/light installed - Valuable laundry offering built-in cupboard and external access - Linen cupboard in hallway for additional storage - Dual blind installation for privacy- Ducted air conditioning throughout- Undercover outdoor entertaining area with Ziplock blinds to keep the sun, wind and rain out, creating the perfect setting for year-round entertaining - The secure front and backyard are adorned with manicured gardens and established fruit trees, making it an ideal space for gardening enthusiasts, kids and pets to enjoy basking in the sun- Garage/workshop with panel lift door and side door access offering plenty of space for all your storing needs - Tool shed - 1.8KW solar panels for electrical efficiency - Gated carport with drive-through access to the garage/workshop - Additional carport near the entrance of the home, set securely behind gates - Security system Superbly located only 11kms (approximately) from the Adelaide CBD and only minutes away from all the shopping and entertainment that Arndale Shopping Centre and Westfield West Lakes has to offer. Nestled within proximity to an array of parks, reserves, and golf courses perfect for the family to retreat outdoors. Additionally, near a variety of schools, including Woodville Gardens Primary, Woodville High and St Patrick's Schools. 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 herewith 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. 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. RLA 313174