

# 160 Ridley Road, Elizabeth Grove, SA 5112

## House For Sale

Tuesday, 6 February 2024

160 Ridley Road, Elizabeth Grove, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 960 m2

Type: House



Roy Laird

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**\$525,000 - \$570,000**

Situated opposite a picturesque park setting this wonderful family home awaits a buyer excited to add their own personal touch to what has been an adored family by its one owner. Alternatively the expansive block of 960m<sup>2</sup> (approx.) with no Easements and 23 metre frontage (approx.) provides a developer subdivision potential (STCC) in area currently in the midst of a significant transformation aimed towards a prosperous future. The solid brick home offers a spacious floor plan with a huge lounge/dining room and 3 large bedrooms all with built in robes and ceiling fans. The kitchen with a window outlook across the back yard includes electric cook top with rangehood, wall oven and plenty of cupboard space. Branching off the main hallway is the laundry with good storage closet, wc and family bathroom featuring bath, separate shower and vanity. The lovely neutral tones speak volumes of a much loved home with split system air conditioning plus cooling only air conditioner and the benefit of solar panels reducing electricity costs. The additional features of the property include a carport under the main roof with horse shoe driveway plus a secure garage with roller door. A double garage at the rear of the property with 3 phase power suits a tradesperson or home handyman or could be transformed into a large rumpus or games room while a full length rear verandah is the perfect entertaining area to watch activities in the huge rear yard. The close proximity to sports fields, playgrounds as well as public transport, Elizabeth Shopping Centre (including cafes, restaurants, cinema) and schools reinforces the outstanding potential that awaits the lucky purchaser.