

17 Newland Avenue, Ridgehaven, SA 5097

HARRIS

House For Sale

Wednesday, 14 February 2024

17 Newland Avenue, Ridgehaven, SA 5097

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 609 m2

Type: House



Clinton Nguyen
0432517003



Jayden Finch
0434644901

\$700k-\$770k

Best offers by 10am Tuesday 27th February (unless sold prior) Effortlessly blending its solid c.1970's footings with modern contemporary comfort and feature, as well as capped off with a sparkling, sun-bathed swimming pool guaranteeing endless summer-season fun – 17 Newland Avenue promises an instantly inspiring start for those eager to step straight into family-friendly living. Nestled in this lovely and leafy locale, enjoy semi open-plan living gliding over hybrid floating floors, and where a cosy lounge is just a comfortable conversation away from the resident chef whipping-up delicious dinners in the modern kitchen. Making full use of its 600m²-plus allotment, prepare for incredible outdoor entertaining with a sweeping pitched pergola letting you savour fun-filled weekend get-togethers no matter the season or reason. You'll be the envy of your neighbours as this slate-framed pool will see no shortage of splashing, swimming and soothing of the summer sun, all to the tune of weekend barbeques and balmy twilight evenings for a lifestyle primed for all ages. Familiar comfort inside sees 3 well-sized bedrooms, all featuring wide windows and handy built-in robes, along with a central bathroom with full spa bath. Perfect for established, larger than most or even inter-generational families, at the rear of the property you'll also find a huge rumpus/self-contained studio. Complete with stylish kitchen, AC and ensuite – this private retreat adds fantastic flexibility and feature to an already beautiful home that is instantly house-proud. Wonderfully located a short stroll from local schools and leafy parks, and a quick 5-minutes from the bustling Tea Tree Plaza for all your café, shopping essentials, brand name stores and weekend entertainment in the one place... don't miss the chance to plant your feet in a property and pocket of the much-loved north-east. Features you'll love:- Renovated and updated 3-bedroom family home now enjoying a free-flowing and open-plan lounge, dining and sparkling modern kitchen featuring great bench top space and dishwasher- Sprawling outdoor entertaining area with striking pitched pergola and ceiling fans, and overlooking the glistening polar-heated swimming pool for endless summer fun without leaving the house- Outdoor bathroom and shower- Neat and tidy main bathroom featuring separate shower and relaxing spa bath- All 3 bedrooms complete with handy BIRs- Practical laundry with storage, ducted evaporative cooling throughout, dual wall heaters and split-system AC in lounge- Fantastic self-contained rumpus/studio featuring split-system AC, trendy kitchen with stainless appliances and full ensuite bathroom- Triple car garage with internal storage behind a leafy, private frontage Location highlights:- A leisure stroll to Ridgehaven Primary and around the corner from Banksia Park International- Close to a raft of lush reserves, parks and playgrounds, as well as Modbury Sports Club- Only 5-minutes from Tea Tree Plaza for all your lifestyle and shopping needs, as well as TTP Interchange for traffic-free city-bound commutes Specifications: CT / 5497/863 Council / Tea Tree Gully Zoning / GN Built / 1977 Land / 609m² (approx) Frontage / 18.5m Council Rates / \$1,823.28pa (approx) Emergency Services Levy / \$142.70pa (approx) SA Water / \$167.70pq (approx) Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Ridgehaven P.S, Redwood Park P.S, St Agnes School P-6, Banksia Park International H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409