

**17 Ryan Place, Ridleyton, SA 5008**



## House For Sale

Thursday, 16 November 2023

17 Ryan Place, Ridleyton, SA 5008

**Bedrooms: 3**

**Bathrooms: 2**

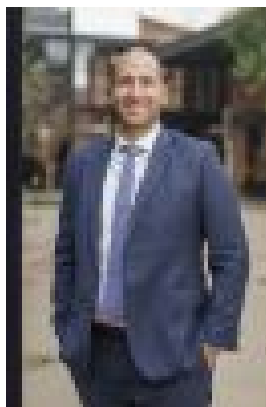
**Parkings: 2**

**Area: 228 m2**

**Type: House**



Tom Ladas  
0409070021



Alex Ghinis  
0455386102

## **Auction On Site Saturday 2nd December @ 1pm**

Upcoming Inspections // Thursday 30th November 5:30pm - 6:00pm // Saturday 2nd December 12:30pm // Auction Commence 1:00pm\* PRICE GUIDE - The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections \*Ideally positioned directly opposite a tranquil park, this 3-bedroom home is also loving its proximity to the best that the Inner West has to offer. Nestled between the Cafes in Queen Street & eateries of Plant 3 & 4 in Bowden, the "foodies" will be spoilt for choice! Brunch, lunch or coffee at your leisure, then shop and explore all that's new and exciting in a zone that's always been popular for its pubs, cafés and entertainment venues. Your perfect lifestyle awaits you in this feature packed home, including open plan dual living, cook's kitchen, 3 large bedrooms including master with walk-in robe and ensuite and built-in robes to both bedrooms 2 & 3, central bathroom & laundry. If it's out-door entertaining you crave, you can have that too under the superb paved Alfresco zone, along with a garage with auto panel. All this in a quiet, tree-lined location that puts you within a short distance of Plant 4, the Entertainment Centre, The Gov, Jarmer's Kitchen, The Loose Caboose, Seven Grounds Cafe, approximately 5kms to the CBD, plus trams, trains, buses and a whole lot more. Ready to welcome families, executives, first time buyers, professionals or investors looking for that fuss-free addition to their property portfolio. More features to love include: • Torrens titled contemporary design • Low maintenance allotment of 228m2 • Ducted Reverse Cycle air conditioning • Dual living spaces • Ground floor guest powder room • Separate WC upstairs • Master with WIR & updated ensuite • Updated central bathroom • Bedrooms 2 & 3 with BIR's • Paved Alfresco entertaining zone overlooking back yard • Remote control garage door • New 900mm stainless steel European stove & rangehood • Stainless steel dishwasher • Instantaneous gas hot water with temperature control • Freshly painted interiors & façade • New carpets and more.... \*Measurements approx. \*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.