

174A Ridley Grove, Ferryden Park, SA 5010

House For Sale

Monday, 4 March 2024

174A Ridley Grove, Ferryden Park, SA 5010

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 576 m2

Type: House



Wally Armanios
0433232398

Auction Onsite

This property boasts numerous desirable features that truly enhance its appeal for comfortable living. With its charming street presence complemented by an established garden setting, heritage fencing, and distinctive architectural elements such as the bay window, red brick quoins, and a red heritage color bond iron roof, this home exudes character. A double-width brick paved driveway leads to the double lock-up undercover garaging, providing secure parking for two vehicles. Inside, the well-designed floor plan offers three bedrooms, with the main bedroom featuring both an ensuite bathroom and a walk-in robe. Bedroom one enjoys views of the front garden and street, while bedrooms two and three offer ample space, perfect for teenagers. The main bathroom is tiled and includes a separate shower, bath, vanity unit, and a second separate toilet. The laundry has convenient external access to the yard and clothesline. The kitchen-dining area, equipped with gas hot plates, wall oven, range-hood, and dishwasher, serves as the heart of the home, ideal for family gatherings. The adjacent family room, overlooking the rear yard through a glazed sliding door, provides a comfortable living space. Additionally, there's a separate lounge room that can serve as an adult retreat, child playroom, or formal dining area, offering flexibility to adapt the space according to your needs or use it as a fourth bedroom. The home features split air-conditioning in the family area, a security alarm, and neutral decor throughout. Outside, a spacious pitched roof patio extends across the rear of the home, creating a delightful alfresco and BBQ area for year-round entertaining. The sizable backyard is perfect for children and pets, securely fenced with gated side access and a garden shed for added convenience. Conveniently located near amenities such as Regency Park Golf Course, schools including Ridley Grove Primary School and St. Patrick's Primary - Junior School, childcare centers, and The Parks Community Centre with its heated pool and gym, this property offers a lifestyle of convenience. Easy access to the Northern Expressway and proximity to local shops, restaurants, cafes, parks, and Arndale Shopping Complex further enhance its appeal. Public transport is within walking distance, with bus stops conveniently situated nearby. The property will be auctioned on the 23rd of March 2024 at 2:30 pm, with open viewing available from 2:00 pm for bidder registrations and terms and conditions displayed prior to the auction, providing ample opportunity for interested parties to explore this inviting home. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice.