

**18 Grant Avenue, Ridgehaven, SA 5097**



**House For Sale**

Friday, 12 April 2024

18 Grant Avenue, Ridgehaven, SA 5097

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Elisa Wood

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## Contact Agent.

A myriad of options are on offer here, on a street which has instant appeal with its quiet position as well as with its attractive foothills access and aspects. A most pleasing allotment of 998sqm (approx) with ideal North-South orientation, the home positioned currently on the block has been held by the same family for 52 years, and inside it has been kept fastidiously clean. There is a sitting room at the front of the home, a great place to relax and unwind with a good book, or to entertain family and friends in the cooler months. The kitchen was upgraded just a few years ago, and has plenty of room adjacent for informal dining. It's a light and bright space, with good storage, Westinghouse oven and cooktop and gas cooking, and Omega dishwasher. A large room with its separate entrance from the carport could be ideal for teenager or older family member, and it flows directly through to the large family room, the perfect place to gather at the end of a busy day. Bedroom 1 has built in wardrobes and views to the front garden, another also has views to the front garden and is currently utilised as an office/craft room, and there is a third Bedroom in this area of the home. They are all of pleasing proportions and are serviced by a renovated bathroom with spacious shower. With the home in such good condition, there are many possibilities here for future growth. Shops and transport are conveniently located, and for the nature lovers, St Agnes Reserve, Eva Reserve, and Highbury Aqueduct Reserve are close by for unwinding on the weekend. Other features to love:- Plenty of off street and undercover parking, with a second driveway option - Impressive frontage of 24.64m (approx)-Potential future development opportunities (STCC)-2 very large sheds on the property currently, perfect for extra storage-In ground pool which, with a little attention, can be sparkling in time for summer fun-Rear covered patio area ideal for year round entertaining Specifications: C/T: 5601/977. LGA: TEA TREE GULLY. Zoning: GN. Land Size: 998.0 m2. Build Size: 126 m2. Built: 1963.