

# 18A Edward Road, Ridgehaven, SA 5097



## House For Sale

Tuesday, 9 April 2024

18A Edward Road, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 240 m2**

**Type: House**



Jason Loizou  
0430599630

**\$589,000**

A single storey family home to be constructed by HPG Homes on an approximately 240m<sup>2</sup> allotment offering plenty of space inside and outside for everyone in the family. Build your perfect first home, or dream home on this excellent allotment with a range of great local schools, Sports Clubs, Health Clubs and with a variety of local shopping centres nearby. Also, nearby to public transport and with a great range of local food options around. Don't miss this opportunity to build a future place to call home for you or your family. Looking for a modern home, that you can entertain friends and family, or relax in style.... Welcome to one of the most affordable building designs available.... This cleverly designed 3-bedroom, 2-bathroom, single car garage home, maximises the narrow allotment to still provide you with a functional, feature packed home. The sizeable master bedroom features a great walk-through robe configuration, into a great sized ensuite. There is plenty of room for two when it is time to get ready for work!! Flowing through the home is the comfortable hallway, with the European laundry setup, and main bathroom, again being a considerable size, including a bath. A great little courtyard coming off the back of the garage will add function and access usually difficult to find on a site like this. Further down into the home, you come across two great sized extra bedrooms with ample robe space for that young family. Finally, as you enter the rear of the home, you are greeted by the open living, meals & kitchen spaces which make the home feel spacious and comfortable all year round. As a truly custom builder, HPG Homes can easily tailor the floorplan and inclusion to suit your lifestyle needs and requirements. - Façade as shown (or choice of your own - price is per facade listed) - 2.7m Ceiling Height - 6 Star Energy compliance included - Stainless Appliances - Incl Rangehood and Dishwasher - LED Downlights throughout - Reverse Cycle Ducted Heating & Cooling - Floor Coverings throughout - Driveway & Perimeter Paving - Front Basic Landscaping - Side & Rear Fencing (50% split) - Fully plumbed Rainwater Tank - Automatic Panel-lift Garage Door - Instantaneous Gas Hot Water System - Robes as per plan - Letterbox/TV Antenna & Clothesline - Plus, Much More..... Land is by developer and all information should be checked for accuracy. Land Value is \$275,000 Plans are subject to council consent and assume site is clear of vegetation at time of commencement. Unless otherwise stated, all figures exclude retaining allowances and assume a flat allotment and subject to engineering. Pricing assumes selections from HPG Homes pre-determined colour schemes and standard selections unless otherwise stated. E&OE