

19 Far View Crescent, Ridgehaven, SA 5097



Sold House

Tuesday, 15 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 710 m2

Type: House



Mohit Gupta
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\$670,000

Proudly presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1966 built family home in the highly sought after suburb of Ridegghaven. Situated on a generously sized allotment of approximately 710sqm and with an approximate frontage of 20.60 metres, astute purchasers will notice the subdivision potential subject to the necessary planning consent. Only a stone's throw away from St Agnes Shopping Centre and many local parks and reserves such as Anstey Reserve; as well as being within minutes from Westfield Tea Tree Plaza and Bus Interchange, Waterworld Aquatic Centre, Modbury Hospital and surrounded by various public transportation options along Far View Crescent, Milne Road and North East Road. Local schooling options include being zoned to Banksia Park International High School while being in close vicinity to Ridgehaven Primary School and Redwood Park Primary School. This is an opportunity to purchase into an amazing local community.

- Some of the features that make this home unique include:
- Picturesque basket range facade and manicured front gardens.
- Immediate livability upon stepping foot through the warm, welcoming entry. In Character renovations have been tastefully made throughout the home. Ceiling fans are spotted throughout the home, a gas heater is located in the formal living room and 2x Reverse Cycle Air Conditioners are located in the master bedroom and dining room respectively.
- The master bedroom comprises floor to ceiling built in robes, ceiling fan, reverse cycle air conditioner and views out to the manicured front gardens.
- Bedroom 2 is tucked away adding an increased sense of privacy and includes its own point of entry to the home. Stepping through the bedroom, prospective purchasers will notice its own hidden living space which comprises kitchen, bathroom with toilet included and laundry facilities. This creates the ideal opportunity for extended family living, teenage children or even possibilities as an Airbnb.
- Bedroom 3 comes complete with floating timber floors and views out through the picture window to the landscaped back garden full of native flora and fauna.
- A contemporary main bathroom with floor to ceiling tiles and separate toilet.
- Home office / study adjacent to bedroom 3.
- An updated kitchen with induction stovetop, fan forced oven, dishwasher and walk-in pantry flows seamlessly into the dining space with reverse cycle air conditioning creating a real hub of the home.
- The formal living room comprises a gas heater, plush carpeted floors and views out to the manicured front gardens and beyond.
- The outdoor entertaining area and tiered back garden is the perfect spot for a moment of mindfulness. Surrounded by the native flora and fauna - as well as the established gardens and dwarf fruit orchid make for a special place to entertain family and friends year round.
- An underground irrigation system has been included to all gardens throughout the property.
- Large workshop with insulated walls, lighting and reverse cycle heating and cooling.
- Rainwater tank with hose and tap.
- Single carport under the main roof, parking for two more vehicles along the open driveway.
- Fully fenced and secure increasing security.
- Within minutes from Westfield Tea Tree Plaza and Bus Interchange, Waterworld Aquatic Centre, Modbury Hospital and surrounded by various public transportation options along Far View Crescent, Milne Road and North East Road. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341