

**19B Shepherd Street, Ridgehaven, SA 5097**

**HARRIS**

**Sold House**

Wednesday, 6 March 2024

19B Shepherd Street, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 344 m2**

**Type: House**



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**\$770,000**

Best offers by 12pm Tuesday the 12th of March. Presented by Andrew Farnworth and Harris Real Estate, this sleek home at 19B Shepherd Street, Ridgehaven, promises to exceed the expectations of even the most discerning buyer. Built in 2021 with a focus on comfortable low-maintenance living, this delightful property offers a perfect blend of style and functionality. Step into a world of sophistication and style as you enter the versatile formal lounge/home office area, setting the tone for the rest of the home. The sleeping quarters, conveniently located off the main hallway, offer a tranquil retreat for the whole family. The spacious master bedroom features a well-appointed walk-in robe and a stunning, high-quality ensuite, while two additional bedrooms with built-in robes provide flexibility for children or guests. The main bathroom offers a large bath, a shower, a toilet, and a vanity, while the laundry is well-fitted to provide additional storage and hanging space. The rear of the home, with its 2.7m ceilings and large windows, creates an inviting ambience in the open plan kitchen, meals, and family area. Enjoy temperature-controlled comfort provided by 12kw Samsung zoned, ducted reverse cycle air conditioning as you cook and entertain in the stylish kitchen, equipped with stainless steel appliances, a walk-in pantry, and an island bench with a waterfall granite benchtop. Indoor and outdoor living seamlessly blend as you step out underneath the pitched roof verandah entertaining area, perfect for hosting gatherings with family and friends. Outside, an artificial lawn area offers space for kids and pets to play, while the low-maintenance nature of the property, helped by the self-timed irrigation system, ensures you can spend your time enjoying life rather than being busy with property upkeep. Additional features include:- Solar panels to keep your bills low.- Exposed aggregate driveway and tiled columns for impressive street appeal.- Garage with roller door entry for secure off road parking. - Garden shed to house your outdoor tools. Situated directly opposite a park, this home offers easy access to public transport and the city via the O'Bahn. St Agnes Shopping Centre and Tea Tree Plaza Shopping Centre are also within easy reach, along with many quality public and private schools. Don't miss out on this fantastic opportunity for you and your family – contact Andrew Farnworth today before it's too late! Specifications: CT / 6240/841 Council / Tea Tree Gully Zoning / GN Built / 2021 Land / 344m<sup>2</sup> (approx) Council Rates / \$1,915.99pa Emergency Services Levy / \$143.70pa SA Water / \$169.39pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Modbury School P-6, Redwood Park P.S, Ridgehaven P.S, St Agnes School P-6, The Heights School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069