

**1B Bayvue Crescent, Ridgehaven, SA 5097**



**Sold Residential Land**

Friday, 1 September 2023

**1B Bayvue Crescent, Ridgehaven, SA 5097**

**Area: 311 m2**

**Type: Residential Land**



Mohit Gupta  
0421472034

**\$325,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this amazing opportunity in Ridgehaven. Let your imagination run wild and your dreams come true. Set on approximately 311 sqm and with a frontage of 15.01 meters, in the highly desirable suburb of Ridgehaven, this Torrens titled allotment itself as a chance to build your dream family home on a generously sized; easement, encumbrance and significant tree free allotment, in a location that is central to all that Adelaide's North East has to offer subject to the necessary planning consent. Situated within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, multiple parks and reserves such as Civic Park, Modbury Sports and Community Club as well as Modbury Tennis Club. Being zoned to The Heights School as well as within close proximity to Modbury School and Redwood Park Primary School; this is a chance to purchase in a highly sought after pocket within an amazing local community. Please note :-

- There are no easements, encumbrances or trees on the property.
- This property is zoned for the Heights school.
- This block is already subdivided and ready for construction to commence.
- The retaining walls on the back and one side boundary of the property have already been built and hence will save you save on a significant amount of money and time on doing just that.

With an opportunity such as this, an in person inspection is an absolute must and all your 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.