

**2/1 Edward Road, Ridgehaven, SA 5097**

**WEEKS+MACKLIN**

**Sold Duplex/Semi-detached**

Saturday, 24 February 2024

2/1 Edward Road, Ridgehaven, SA 5097

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Max de Meyrick  
0400745196

**\$480,000**

Best offer closing 19/3 unless sold prior. Offers presented as they are received. What a rare and amazing opportunity. This self managed, strata titled homette is situated in an excellent location and boasts a huge land holding and only one adjoining property. Currently tenanted on a fixed lease for \$315pw until 11/6/24. Open market rental potential \$400-450pw. Features Include: \* 2 spacious bedrooms with robes \* Functional kitchen with an abundance of storage \* Open plan living and dining areas \* Family bathroom \* Separate laundry \* Split system air conditioning \* Rear entertainment area \* Huge shed/garage \* Amazing size rear yard This will not last long so be quick and enquire today! Council/ Tea Tree Gully Built /1974 Land size/ 44sqm (approx) Home size/ 86sqm (approx) Council/ \$1400pa approx Strata fee/ \$607pa approx Water/ Supply \$74.20pq Sewer \$79.5pq