

**2/21 Tareena Street, Ridgehaven, SA 5097**



**House For Sale**

Thursday, 25 January 2024

2/21 Tareena Street, Ridgehaven, SA 5097

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Paul Leombruno  
0439160161

## **Auction \$425,000**

Auction Location: On Site Step into the epitome of secure and stylish living with this charming two-bedroom homette! Enchanting from the outset, the private front garden is a picturesque sanctuary, featuring a lawn surrounded by the timeless beauty of Iceberg roses. The outdoor experience continues with an undercover pergola area, creating a year-round haven to relish the surroundings. As you step inside, the warmth of the home embraces you, with floating timber floors gracing the living areas. The heart of the home is the stunning kitchen, equipped with quality stainless appliances and offering ample storage space, blending functionality with a touch of elegance. Meal preparation becomes a delight with the gas stove top, electric oven, and dishwasher. Venture through the laundry door to discover the rear yard, where a substantial undercover entertainment area beckons, overlooking ample space for various activities. Security and ease of access are paramount, thanks to the fully fenced perimeter and a single lockup garage featuring a roller door and a convenient rear door exit. Enjoy year-round comfort with efficient reverse cycle air conditioning that cools or heats the home. This home has been cherished and meticulously maintained, promising a secure and stylish living experience for its fortunate new owners. Features that make this home special:- Two spacious bedrooms, bedroom 1 with ceiling fan - Charming light-filled lounge room with ceiling fan and beautiful bay window - Open kitchen and meals area with split-system air-conditioning - Timeless chic kitchen with gas cook top, dishwasher and ample storage space - Bathroom with bath tub and shower - Separate toilet for added convenience - Laundry with external access - Large rear yard with ample space for the garden enthusiast to go wild - Double carport with access to the secure single garage, providing ample car storage Ideally located in the quiet sought after suburb of Ridgehaven with easy access to public transport, access to the CBD via the O-Bahn, in close proximity to the renovated St Agnes Shopping Centre and a "stone's throw away" from the popular Modbury oval/tennis courts, Waterworld and Ashley Avenue Dog Park. Also, just minutes from all the shopping and entertainment precinct that the recently renovated Westfield Tea Tree Plaza has to offer. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174