

# 2 Blight Street, Ridleyton, SA 5008

## Townhouse For Sale

Thursday, 25 April 2024

2 Blight Street, Ridleyton, SA 5008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 214 m2

Type: Townhouse



Thomas Crawford  
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## Best Offer By 7pm 6/5/24

Kept in immaculate condition, inside and out, and loved and cared for since its inception, this easy-care, Torrens titled allotment offers a crisp interior boasting, neutral tones and floods of natural light, while also being equipped with exceptional modern inclusions. Be swept away into a city-fringe oasis and feel right at home in this beautifully designed property where no stone has been left unturned. Perched on a quiet street and hosting a well-thought-out floorplan offering 3 bedrooms, and 2 bathrooms of absolute bliss, this home has affordable luxury living written all over it. The avid entertainer can enjoy hosting with an outdoor alfresco flowing from the open plan design. Mixed with a roomy rear yard presenting established, yet low maintenance gardens, this is the perfect home for the busy family, professional couple or keen investor. Bring to life a love of pure enjoyment in the fast-evolving suburb of Ridleyton! An exciting and rare chance to obtain a wonderful home, in a desirable city fringe position. Why wait to build when you can move in right now? Features to note: • Daikon ducted, reverse cycle air conditioning (zoned) • Ample natural light throughout • Hybrid floorboards downstairs • Stone kitchen benchtops • Breakfast bar to island bench • Bosch dishwasher • Microwave alcove • Bosch gas cook top and electric oven • Downstairs powder room • Separate laundry with direct access to garage • Upstairs retreat to the landing with TV aerial connection point • Downlights and TV aerial connection point to master bedroom • Walk-in robe and ensuite to master • Both bathrooms have floor to ceiling tiling • Walk-in shower with waterfall shower head and retractable hose to ensuite • Built-in shower niche to ensuite • Built-in robes to bed 2 and 3 • Outdoor, undercover alfresco with louvre roof • Exposed aggregate concrete to outdoor entertaining • Easy care gardens (irrigated) • Rainwater tank • Electric lock-up garage • Roller door access to the rear yard from garage

Local Area • Hawker Street for the popular Seven Grounds Café • Croydon's Queen Street Scene with café's and boutique shopping • Minutes to Bowden's Plant 3 and Plant 4 hotspots • A selection of reserves with Brompton Park offering a playground, basketball court, and sheltered seating areas • Croydon Bowling Club • Croydon Foodland • Welland Plaza Shopping Centre

Public Transport • A 12-minute walk to Croydon Train Station • Free tram line to take you direct into the bustling CBD • Ample bus stops along South Road and Hawker Street

Schooling • Zoned to Brompton Primary and Woodville High School • Immaculate Heart of Mary Primary School 1.5kms away • St Margaret Mary's Primary School 1.6kms away • St Dominics's Priory College 4kms away • Nazareth Catholic College 4kms away

Nearby Hotspots • Hit the leafy streets of North Adelaide, under 3km from home • Adelaide CBD 10 minutes from home • Prospect Road an 8-minute drive away for a variety of entertainment, restaurants, cafes and eateries

Method of Sale: • Best Offer By 7:00pm Monday 6th of May 2024

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