

20 Newland Avenue, Ridgehaven, SA 5097

Boffo

Sold House

Wednesday, 20 March 2024

20 Newland Avenue, Ridgehaven, SA 5097

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 761 m2

Type: House



Mark Fricker
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\$738,000

Auction Location: On Site Nestled within a generously proportioned allotment approximately 761m², immerse yourself in the comfort of this meticulously refurbished residence situated in the heart of Ridgehaven. Seamlessly blending classic charm with modern amenities, this home promises to capture your heart from the moment you step inside. Upon entry, you're welcomed into a light-filled lounge room adorned with contemporary flooring underfoot and a fireplace, creating an inviting space to unwind with loved ones. From here, the area effortlessly transitions into the kitchen, meals, and family area, fostering a harmonious environment ideal for both entertaining and daily living. The kitchen itself showcases timeless accents and a dishwasher, offering ample cupboard and bench space, complemented by a sweeping countertop and tiled splash back, making it a delightful focal point for culinary exploration. The family-friendly layout comprises three bedrooms, with the master featuring a ceiling fan, a convenient built-in robe, and the addition of an ensuite, while the guest bedrooms offer generous proportions and easy access to the centrally located main bathroom. Step outside to discover the impressive enclosed entertaining area with a verandah and outdoor kitchen. From here, a lush rear yard boasting well-maintained grass and plants—a haven for green thumbs. Parking is effortlessly accommodated for multiple cars with a single carport, a garage with drive-through access, and a driveway providing secure off-street parking. This enticing opportunity presents itself in a highly sought-after suburb, offering close proximity to local shops, schools, and convenient access to the Adelaide CBD—an idyllic blend of suburban tranquility and urban convenience awaits! Features that make this home special:- Large master bedroom with built-in robe and ensuite featuring dual basins- Bedrooms two and three, both equipped with ceiling fans and built-in robes- Welcoming lounge room upon entry with heater- Timeless kitchen overlooking the family room, boasting an electric cooktop, walk-in pantry, dishwasher, tiled splashback, and ample bench and cupboard space- Adjacent meals and family area with split-system air-conditioning for comfort- Neutral main bathroom- Convenient ducted air conditioning throughout- Paved enclosed outdoor entertaining area with verandah and outdoor kitchen- Spacious backyard adorned with grass and established plants- Large, separate verandah- Shed catering to the needs of DIY enthusiasts- Additional garden shed and shade house- Single carport with drive-through access to the garage- Laundry facilities conveniently located in the garage Ideally located in the sought after suburb of Ridgehaven with easy access to public transport, access to the CBD via the O-Bahn, in close proximity to St Agnes Shopping Centre and a "stone's throw away" from the popular Modbury oval/tennis courts and Waterworld. Also, just minutes from all the shopping and entertainment precinct that the recently renovated Westfield Tea Tree Plaza has to offer. 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. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174