

3/2 Sydney Street, Ridgehaven, SA 5097



Unit For Sale

Wednesday, 14 February 2024

3/2 Sydney Street, Ridgehaven, SA 5097

Bedrooms: 2

Bathrooms: 1

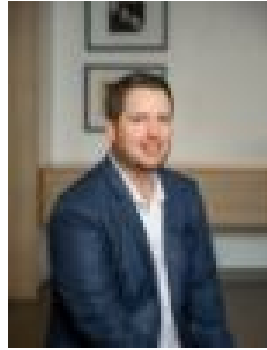
Parkings: 1

Area: 92 m2

Type: Unit



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Price applied after first open

Few properties offer such a set and forget experience for the landlord. With a house proud tenant willing to stay for years to come and an excellent property manager diligently overseeing the smooth management of the property all of the essential ingredients are here for a successful investment experience. Nestled well away from the hustle and bustle yet merely minutes away from Tea Tree Plaza and all of the conveniences of the North Eastern suburbs, this unit is ensconced in an attractive group of 8 single storey units secreted away on a side street. Serenely set at the back of the group, this unit awaits with surprising propositions and well considered use of space inside. 2 accommodating bedrooms, a large lounge room and a flexible kitchen. Both the master and the second bedroom boast built in robes providing additional storage that everyone seeks. Regardless of the weather outside you can always control the climate inside with ducted air conditioning. The kitchen offers flexibility and functionality with the ability to move some of the cabinetry to suit one's ever changing needs. A gorgeous gabled rear verandah awaits beyond the glass sliding doors and creates an additional casual living space for those that like to bring inside out and outside in. This expansive area is ideal for entertaining and creates a lovely space to enjoy and all year round. Low maintenance and easy to care for, this property is well established and ready to deliver returns from day one. With an excellent tenant, this property will excite those seeking to establish or expand their portfolio and presents as an opportunity for those planning for a downsize in the future to secure the property they will call a home of their own in the years to come. ****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 5440/652 House Size: 92m² Year Built: 1983 Zone: General Neighbourhood Council: Tea Tree Gully RLA 232366