

**30 Far View Crescent, Ridgehaven, SA 5097**



**House For Sale**

Friday, 2 February 2024

30 Far View Crescent, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



Robert Slekenics

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## Auction Sat 17th Feb at Midday - USP

Spilling with contemporary charm, and an abundance of natural light and much more space to entertain or enjoy than might appear, 30 Far View Crescent is a sweeping family home set on a sprawling 670m<sup>2</sup> (approx) parcel close to schools, parks and scenic reserves for a feature-packed lifestyle. Behind a beautiful street presence and charming frontage, step onto tile floors and glide your way into a lovely entertaining hub where the lounge, kitchenette and open foodie's kitchen means cooking with company adds welcome wholesome fun to the morning rush or mid-week dinners, as well as gourmet weekend catch-ups keen to socialise while you serve. A hugely spacious outdoor entertaining area with all-weather pergola, offers effortless alfresco flow letting you enjoy open-house living where sunny afternoon barbeques drift into balmy, twilight evenings, for the picture-perfect family time. Everyday practicality is achieved with three spacious bedrooms, with R/C Splits and built-in robes in the master, and Bed 2 and 3 both have provision for built-ins and bed 3 has its own split system. The neat and tidy bathroom is well placed with separate WC. The large laundry offers more functional space. Along with low maintenance front and rear yards, easy-care established greenery, and outdoor shaded verandahs and deck - there's fantastic function, feature and form to this hugely lovable home without having to change a thing. Around the corner from local schools and the flourishing Anstey Hill Recreation Park for endless weekend adventure, as well as just a stone's throw to the bustling Tea Tree Plaza for all your shopping, café and entertainment options in the one place, planting your feet in this beautiful home makes all the sense in the world.

**FEATURES WE LOVE**

- Lovely open living, dining and kitchen zone includes a walk-in pantry and is flush with contemporary cabinetry, under bench oven and dishwasher; offering easy entertaining for family and friends
- Large separate family room for more great relaxing and hosting options, and featuring carpeted flooring, as well as built-in cabinetry
- 3 ample-sized bedrooms
- Neat and tidy bathroom featuring separate shower and bath, as well as separate WC
- Generous laundry area
- Spacious outdoor entertaining area with pergola, as well as adjoining deck, sunny lawn and veggie patch
- Established greenery, easy-access driveway and carport

**LOCATION**

- Wonderful proximity to local reserves and the hugely popular Anstey Hill Recreation Park inviting plenty of weekend adventure
- Close to Redwood Park and Ridgehaven Primary, and moments further to Banksia Park International High School for stress-free morning commutes
- Only 5-minutes to the vibrant Tea Tree Plaza for great shopping, café, department store and entertaining needs

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Property Details:** Council | City of Tea Tree Gully Zone | GN - General Neighbourhood \ Land | 670sqm (Approx.) Built | 1974

For more information contact Robert Slekenics 0433 847 841

**DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129