

38 Shepherd Street, Ridgehaven, SA 5097



House For Sale

Friday, 1 December 2023

38 Shepherd Street, Ridgehaven, SA 5097

Bedrooms: 3

Bathrooms: 1

Area: 419 m2

Type: House



Mohit Gupta
0421472034



HK Grewal
0469849266

Auction (USP) 16/12 @ 12:00PM

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this amazing opportunity in Ridgehaven. Let your imagination run wild and your dreams come true. Set on approximately 419 m² corner block, in the highly desirable suburb of Ridgehaven, this Torrens titled allotment itself as a chance to build your dream family home on a generously sized; easement, encumbrance and significant tree free allotment, in a location that is central to all that Adelaide's North East has to offer subject to the necessary planning consent. Situated within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, multiple parks and reserves such as Civic Park, Modbury Sports and Community Club as well as Modbury Tennis Club. Being zoned to The Heights School as well as within close proximity to Modbury School and Redwood Park Primary School; this is a chance to purchase in a highly sought after pocket within an amazing local community. Please note :-There are no easements, encumbrances or trees on the property. This property is zoned for the Heights school. The existing house has structural issues and more than likely needs to be demolished at the new owners discretion. Don't miss the opportunity to make this house your new home. Please note that this property is scheduled to be auctioned on 16/12/2023 @ 12:00PM and all your questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Mohit Gupta on: 0421 472 034 or click on:

<https://raywhitemodbury.com.au/agents/mohit-gupta/115389>DISCLAIMER: We have in preparing this document used 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 322341