

39 Ridgway Drive, Flagstaff Hill, SA 5159

**NOAKES
NICKOLAS**

House For Sale

Thursday, 1 February 2024

39 Ridgway Drive, Flagstaff Hill, SA 5159

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 836 m2

Type: House



Simon Noakes
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Best Offers By 19/2 (USP)

Best Offers By Monday the 19th of February at 10am (Unless Sold Prior). Raising the bar from its sizable 836sqm parcel, this exceptional residence grants a huge 395sqm of flexible family living in an unparalleled location between picturesque Ridgeway Drive and the fairways of Flagstaff Hill Golf Club. A home enhanced, maintained and presented to an immaculate standard from the brick façade right through to the quintessential Australian backdrop of never-ending nature and golfing green space – you'll find no rear neighbours in sight. Spanning over a versatile four-bedroom footprint, there is ample scope for the property to grow with the ever-changing needs of your family dynamic – also offering three living areas, three bathrooms and a home office to configure as you wish. Beginning with a private retreat for the parents, the master bedroom extends to a walk-in robe and modern ensuite, before connecting to a formal lounge with cosy gas fireplace to call your own. Upgraded and easy-care floating floors lead through to an open plan hub, harmoniously joining a more relaxed living and dining zone with a completely remodelled gourmet kitchen upon stone benchtops. To the right, two further bedrooms each boast built-in robes to form their own independent zone via separate hallway, bookending a three-way main bathroom with bathtub. Through light-filling sliding glass doors, the elevated balcony wraps around the rear perimeter, granting a whisper-quiet space to sip on your morning coffee whilst taking in the tranquil views and sound of native birdsong. Recently installed automatic blinds double-down on the privacy factor out here, ensuring it's a valuable entertaining space no-matter the weather. Granting internal access from the secure double garage, the study grants built-in desk, cupboards, and a private place to conduct business from the comfort of home. Down below, a spacious third living area and fourth bedroom with built-in robes form the perfect teenage retreat, games room or fitness studio, connecting to a tucked away laundry, third bathroom and workshop. Encompassing the ethos of Flagstaff Hill, settle into a laidback lifestyle wrapped in the verdant nature, hilltop hikes and mountain bike trails of neighbouring Sturt Gorge, Happy Valley Reservoir, and popular new Glenthorne National Park Adventure Playground. Significantly upgraded throughout – including remodelled kitchen and ensuite plus new air conditioning, solar system, insulation, and flooring – both the spacious footprint and surrounding lifestyle suburb offer a completely contemporary, comfortable, and functional family haven with nothing left to do – just settle in and enjoy what's to come on Ridgeway Drive. Even more to love:- Double garaging behind auto roller doors- 9 mx 5.2m, high clearance, fully insulated shed with power- Dedicated gravel storage area for caravan or boat discretely located behind large hedge- Workshop with built in workbench- Ample built-in storage solutions- 13kW solar system with 13 kW battery backup (new 2022 - no power bills ever)- Fujitsu ducted & zoned R/C air conditioning- WIFI Audio- System throughout all entertaining areas- Commercial-grade Wi-Fi- App-controlled front & rear irrigation- Low maintenance, water-wise gardens- Close proximity to local shopping centre including new "Dellas Deli"- 5-minutes to Seacliff Beach, Southern Expressway, Flinders Uni & Hospital- 8-minutes to Westfield Marion- 20-minutes to CBD

Land Size: 836sqm
Frontage: 23.5m
Year Built: 1997
Title: Torrens
Council: City of Onkaparinga
Council Rates: \$2479
PASA Water: \$205
PQES Levy: \$640
PA
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.