

**4 Ridgeway Avenue, Enfield, SA 5085**

**HARRIS**

**Sold House**

Friday, 25 August 2023

4 Ridgeway Avenue, Enfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 716 m<sup>2</sup>**

**Type: House**

**\$650,000**

Welcome to 4 Ridgeway Avenue Enfield, an original 1956 home on an enormous allotment of 716sqm with 21.32m frontage. The entry of the home leads into the front lounge room where family and friends can recline and rejoice together. The original kitchen and dining area is positioned centrally in the home. The kitchen offers ample cupboard space and a ceiling fan for the warmer months. This area flows onto 3 bedrooms, 2 of the bedrooms have ceiling fans and 1 of the bedrooms has a built-in robe. All bedrooms are serviced by the original main bathroom with combined bath and shower and vanity. The toilet is located in the sperate laundry which leads out to the huge backyard. The backyard holds a large, powered shed and an additional garden shed. This property presents a fantastic opportunity for developers (S.T.C.C), investors, and first home buyers who are looking to create a home of their own. Further highlights for this home include: - Long driveway with double-length single carport- Solar panels installed to reduce power costs- Ducted evaporative cooling- Security shutters on all windows- Gas hot water system- Positioned centrally between Main North Road and Hampstead Road- Many supermarkets, eateries, and convenience stores located nearby To learn more about this fantastic opportunity in the heart of Enfield, please contact Danielle Pope from Harris Real Estate on 0421760359 or at [daniellep@harrisre.com.au](mailto:daniellep@harrisre.com.au). Specifications: CT / 5616/789 Council / Port Adelaide Enfield Zoning / GN Built / 1956 Land / 716m<sup>2</sup> Council Rates / \$1,164.20pa Emergency Services Levy / \$47.95pa SA Water / \$208.10pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Blair Athol North B-6 School, Enfield P.S, Northfield P.S, Hampstead P.S, Prospect North P.S, Roma Mitchell Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409