

# 41 & 43 Ashley Avenue, Ridgehaven, SA 5097

NOAKES  
NICKOLAS

## Sold House

Saturday, 24 February 2024

41 & 43 Ashley Avenue, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$775,000**

**SOLD** Located on a low-maintenance corner with the recreational joy of Ashley Reserve directly across the road, these brand-new residences have been custom designed to fuse a free-flowing footprint with hi-spec design elements to create a sleek home base. Represented by a pristinely manicured façade of crisp white render, black framed picture windows and western red cedar, the stained timber door leads to a considered floorplan between floating floors and LED lighting - certain to appeal to a vast variety of life stages. Plush carpets line a restful three bedrooms, headlined by a spacious master that enjoys ensuite and walk-in robe perks, whilst the additional two boast mirrored built-ins of their own. Both bathrooms are tiled floor-to-ceiling, including a semi frameless shower and LED backlit mirror to create a luxe environment to prepare for the day, whilst the main offers a sumptuous freestanding bath for family-friendly bubble baths come night-time. Open plan living and dining enjoys a warm ambience thanks to a central gas fireplace, whilst a gourmet kitchen is at the helm to elevate your cooking experience alongside quality appliances, custom designed joinery, waterfall stone benchtops, undermount double sink and brushed nickel or gold tapware. Black framed sliding doors integrate an undercover entertaining space that provides a divine outlook to the encompassing canopy of trees - the perfect position to enjoy your morning coffee with a soundtrack of birdsong in the background. Fully landscaped gardens offer a place for kids and pets to play from both front to back, incorporating plenty of easy-care space and aggregate paths safely wrapped in good neighbour fencing. You'll fall in love with the leafy foothills locale that always makes lifestyle a priority, with popular Ashley Reserve dog and skate park right across the road, Waterworld Aquatic Centre around the corner and easy access to the amenities of Westfield TTP and O'Bahn interchange. Even more to love:- Torrens-titled allotments- Secure garaging with auto panel lift door- Stainless-steel 900mm gas cooktop, electric oven & dishwasher- Brushed nickel/gold tapware- Samsung ducted R/C air conditioning with touch zones- LED downlights throughout- 2.4m internal doors with black lever handles- Exposed aggregate driveway & paths- Plumbed fridge outlet- Rimless wall-facing toilet suites- 400m to bus stop- Less than 30-minutes to the CBD- Zoned for The Heights- Walking distance to Redwood Park & Ridgehaven Primary- Proximity to St Agnes Shopping Centre & Modbury Hospital Year Built: 2024 Title: Torrens Council: City of Tea Tree Gully Council Rates: TBASA Water: TBAES Levy: TBA 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.