

**41 Dewer Avenue, Ridgehaven, SA 5097**



**Other For Sale**

Friday, 1 December 2023

41 Dewer Avenue, Ridgehaven, SA 5097

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Craig Stirna  
0419037065



Sadeq AlKhalidi  
0861871302

## **Auction On-Site Sunday 17th December 12:00PM**

Ray White and Local agent Craig Stirna are excited to present this AMAZING OPPORTUNITY situated in the heart of Ridgehaven with a 5 bed/ 2 bath home that is situated on a generous 1099 sqm block with a 18m (approx.) frontage. Take advantage of this location with everything you need within close proximity. Westfield Tea Tree Plaza, a variety of great schools, restaurants, medical centres and public transport which will have you in the heart of Adelaide in no time whatsoever via the O-Bahn. Encompassing a vast five-bedroom, two bathroom residence, this property boasts immense potential for large-scale development (STPC) or the opportunity to elevate the existing house to make your dream home a reality. Features to love:- Grand 1099sqm (approx.) allotment- 18m (approx.) Frontage- 60.2m (approx.) Depth- City of Tea Tree Gully- Easement free Attention Developers- Completely knock over house and potentially build 2-4 dwellings (STPC)- Rent out now with us whilst you get all your development application in order. THIS IS A HUGE OPPORTUNITY NOT TO BE MISSED! Presented by Craig Stirna of Ray White. Call me today on 0419 037 065.- Private Inspections only, please call me to arrange a suitable time. 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. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | CITY OF TEA TREE GULLY Zone | Housing Diversity Neighbourhood Land | 1099sqm (Approx.) House | TBCsqm (Approx.) Built | TBC Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa