

**453 Milne Road, Ridgehaven, SA 5097**

**Sold House**

Tuesday, 15 August 2023

453 Milne Road, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**

**\$550,000**

Alex Holyhrim is proud to present this great opportunity in Ridgehaven! Whether you are looking to nest, invest or develop, the potential for this property is endless. Pull up your sleeves and add the finishing touches or for the savvy investor, currently tenanted till July 2023 at \$380 per week, purchase "as is" and take advantage of the strong rental market that will continue for years to come. For those looking to develop (STCC), an easement free allotment of 700sqm with a frontage of 18.6 meters will be sure to tick the boxes. Incorporating 3 bedrooms, 1 bathroom, kitchen / dine, spacious lounge, single carport with rear yard access, off street parking for multiple vehicles, this is without doubt a great opportunity and only limited by one's imagination of what could be. Features that you'll love about this home:- 3 bedrooms, master with ceiling fan and R/C heating & cooling wall unit- Kitchen with stand alone cooker and ample bench space - Ceiling fan to meals area- Spacious lounge with air conditioning wall unit- Gas heater to lounge- Main bathroom with separate toilet- Single carport with roller door and rear yard access- Easement free allotment of 700sqm (approx.)- Instantaneous gas H/W- NBN Connected- Off street parking for multiple vehicles- 18.6 metre frontage Plus so much more! In a highly sought-after location, this home is surrounded by all desirable amenities. Find yourself moments from Westfield Tea Tree Plaza, Surrey Downs and St Agnes Shopping Centres where you will find, Coles, Drakes Foodland, Aldi, and 100+ retail options to cater for all your needs and more. Only minutes away from several schools such as Ridgehaven Primary and Pre-School, Redwood Park Primary, Banksia Park International School and Saint David's Parish just to name a few. For those working in the CBD, public transport is only seconds from your front door making this the ultimate investment location. This is a great opportunity for those with the foresight of what could be! Call Alex Holyhrim on 0413 566 496 to register your interest. Year Built: 1965 Dwelling Size: 96sqm (approx.) Land Size: 700sqm (approx.) Council Rates: \$328 (approx.) 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. RLA 257454