

**51 Dewer Avenue, Ridgehaven, SA 5097**

Smallacombe

**House For Sale**

Tuesday, 16 January 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Chris Crosby  
0418842456

**\$415,000**

Situated on a corner allotment opposite a reserve with playground, this low maintenance home is ideal for the 1st home buyer, lucky investor or alike. Featuring: \* Floorboards throughout \* Separate entry \* Spacious lounge room \* Open plan kitchen/meals area with heating and cooling for all year-round comfort \* White kitchen with ample cupboard and bench space including a pantry cupboard \* Three generously proportioned bedrooms ~ 2 with built in robes and the master providing a ceiling fan \* Centrally located bathroom with separate shower \* Separate toilet \* Separate laundry \* Verandah and carport ~ great space for undercover entertaining \* Secure off-street parking behind gates \* Easy-care gardens Just a short drive to Tea Tree Plaza with a variety of shops, cinemas & eateries. Tea Tree Plaza O'Bahn Interchange provides an easy commute to the City. Close to an array of parks, sporting facilities, and a variety of popular schools. Call now to inspect! Council: City of Tea Tree Gully Council Rates: \$1,393.42 per annum SA Water: \$153.70 per quarter ESL: \$94.60 per annum Strata: Shared Insurance only Year Built: 1971 Zoning: Housing Diversity Neighbourhood