

**52 Hazel Grove, Ridgehaven, SA 5097**



**House For Sale**

Tuesday, 30 January 2024

52 Hazel Grove, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



Ryan Graham  
0400912287

## **Auction (\$685,000)**

Auction Location: On-site Set on a generous Torrens titled easement and encumbrance free allotment of approx. 780sqm this solid brick home boasts a street frontage of approx. 19.8 meters and is situated in a premier section of Ridgehaven where everything you will need is only ever a moment away! Having been thoroughly loved and enjoyed by its current owners it's now time for them to pass this home onto the next lucky buyer where all of their ideas are welcomed with an opportunity to make this home your own! Features you'll love: \* Three large bedrooms all with ceiling fans \* Master bedroom with large built-in robes \* Gas heating in the main living area \* Wall mounted air conditioning units in both living rooms \* Additional security with roller shutters fitted throughout the home \* Multiple living areas with a flexible floor plan \* Centralised kitchen with ample storage and bench space with a gas cooktop & electric oven \* Additional hallway storage \* Sufficient off-street parking with a single carport with an automatic roller door & drive-through access to rear garage \* Garage / Workshop with power \* Solar system installed with battery \* Large aviary at the rear of the property

Enjoy the convenience of having several local shops on your doorstep as well as only ever being moments away from the ever-popular Westfield Tea Tree Plaza, Civic Park, The O-Bahn, both Public and Private schools, Anstey's Hill Recreation Park, Modbury Hospital and public transport options aplenty getting into the Adelaide CBD is a breeze! You simply don't want to miss your chance to secure this one. Contact Ryan Graham on 0400 912 287 to register your interest! 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516