

541 Milne Road, Ridgehaven, SA 5097



House For Sale

Thursday, 1 February 2024

541 Milne Road, Ridgehaven, SA 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 703 m2

Type: House



Brijesh Mishra
0430140905



Jaya Prageeth

Auction Sat 17th Feb at 11:30am (USP)

Located on a large allotment of approximately 703m², this spacious 3 bedroom home presents a wonderful opportunity for the astute home buyer to secure a future proofed, entry level home in desirable Ridgehaven. Enjoy the wide open spaces and botanic appeal of large allotment living, where there is so much room to raise a family and for the kids to run free. Settle down and start planning your future with this genuine opportunity to 'live in and hold now' with the peace of mind potential to subdivide in the future (STCC). The home comprises 3 bedrooms, all of generous proportion. The main bedroom has a built-in robe plus a ceiling fan for your personal comfort. Bedrooms 2 & 3 are spacious and bright rooms. An upgraded bathroom features crisp white floor to ceiling tiles, wide vanity and rail shower. A modern kitchen and adjacent dining area provide a comfortable space for everyday dining and cooking. Crisp white cabinetry, tiled splash backs, stainless steel appliances, double sink with filtered water and ample cupboard space combine in this clever design. A generous living room offers ample natural light, French doors to the front terrace, quality window treatments, fresh carpets and split system air-conditioner, while a spacious family room with tiled floors and wraparound windows offers that valuable 2nd living space, featuring views over the large backyard. The fun begins outdoors with a large lawn covered backyard offering plenty of space for gardeners, kids and pets. A single galvanised iron garage and drive-through tandem carport with lock up roller door both provide valuable vehicle accommodation and extra storage. The perfect start-up opportunity for the younger family or wise investment opportunity for astute entrepreneurs. Features: * 3 bedroom home on large and level allotment * Block size of approximately 703m² * Ideal for investment, first home or development (STCC) * All 3 bedrooms of good proportion, all with fresh quality carpets * Bedroom 1 with built-in robe and ceiling fan * Spacious living room offering French doors to the front terrace, quality window treatments, fresh carpets and split system air-conditioner * Bright modern kitchen and adjacent dining room * Kitchen features crisp white cabinetry, tiled splash backs, stainless steel appliances, double sink with filtered water and ample cupboard space * Generous family room with wraparound windows, tiled floors and views over the backyard * Traditional entry hall * Upgraded bathroom with crisp white floor to ceiling tiles, wide vanity and rail shower * Traditional laundry room * Single galvanised iron garage with lift up door * Drive-through tandem carport with lock up roller door * Large backyard with lawn and garden areas * 2 rainwater tanks Quietly located on a low traffic street in the heart of Ridgehaven and within easy reach of desirable urban amenities. St Agnes Shopping Centre is just down the road for your daily requirements and Tea Tree Plaza is also in the local area, providing a world class shopping experience. Local schools include Ridgehaven Primary, Redwood Park Primary, Fairview Park Primary and Banksia Park International High School, with the Banksia Park Kindergarten also within easy reach. Hancock Road, only a short walk away, will provide access to public transport and there are heaps of parks and reserves in the local area for your sport and recreation, including Tea Tree Gully Golf Club, Netball Club and Athletics Club. A great opportunity to secure a traditional brick home on a large land holding. Live in or rent out now, while you plan your future success! Please note that the property is currently tenanted. See tenancy details below; Lease Type: Fixed Lease End Date: 02/07/2024 Current Rent: \$550 per week For more information, contact Brijesh Mishra on 0430 140 905 or Jaya Prageeth on 0430 397 878. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570