

58 Heather Drive, Ridgehaven, SA 5097



House For Sale

Friday, 19 January 2024

58 Heather Drive, Ridgehaven, SA 5097

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 563 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction 10/2 @ 2pm

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely family home built in 1976 and in one of Adelaide's most sought after communities being Ridgehaven. Perfect for purchasers in all stages of their property journey - first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking for an opportunity to renovate the current property and/or reap highly sought after rental returns. Welcome to 58 Heather Drive, Ridgehaven! Situated on a generously sized, west facing allotment of approximately 563m² with a frontage of approximate 20.00 meters astute purchasers will notice the ample space provided at both the front and rear of the property and the possibilities that it provides. With a walking trail and Ridgehaven Primary School conveniently located directly behind the property, school commutes will be an absolute breeze. Amenities are endless thanks to being within minutes from Pelican Plaza, Westfield Tea Tree Plaza, St Agnes Shopping Centre and Modbury Hospital. Numerous parks, reserves and leisure spaces are nearby such as Stevens Reserve, Sherwood Park Reserve, Waterworld, Modbury Hawks Sports and Community Club, Modbury Bowling Club, Modbury Tennis Club and Ashley Avenue Dog Park; while public transportation options can be found along Milne Road and North East Road. This is an opportunity to purchase into a hotly contested pocket of an amazing local community. Features of this amazing home include:

- Immaculate front gardens and street appeal.
- Warm and welcoming entrance way.
- Double brick facade and ducted evaporative air conditioning throughout.
- The master bedroom is located at the front of the home and comprises built in robes, ceiling fan, roller shutters and views out to the front garden.
- A centrally located living room with ornate ceiling rose, roller shutters, gas heater, brick feature wall and views out to the front garden while flowing effortlessly into the meals and kitchen area.
- The meals and kitchen area feature roller shutters to both the meals and kitchen windows, dishwasher and gas cooktop as well as ample bench and cupboard space. Tiled flooring throughout this area.
- Bedroom 2 is complete with built in robes and roller shutters.
- Bedroom 3 is complete with built in robes and roller shutters.
- Bedroom 4 is complete with a built in robe/study desk for those looking to work from home as well as roller shutters.
- The main bathroom is contemporary in design and is complete with floor to ceiling tiling, shower, bathtub and automatic roller shutters.
- Adjacent the bathroom is a separate toilet with the same floor to ceiling tiling as the bathroom as well as automatic roller shutters.
- Sizeable laundry with rear external access and automatic roller shutters.
- Huge undercover entertaining area with outdoor oven, dual water tanks, instant gas hot water system and access to a large double garage with power connected.
- Downlights throughout the main living areas of the home.
- Secure gated access down both sides of the property.
- Double undercover carport with secure gated access as well as rear drive through access to the double garage through the lift up panel door.
- NBN fibre to the premises connection availability.
- No easements, encumbrances or significant trees.
- Local schooling options include Ridgehaven Primary School, Redwood Park Primary School, St Agnes School and Banksia Park International High School.
- Within close proximity to ample shopping, education, public transportation and sporting/leisure amenities. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on the 10/02/2024 @ 2:00PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used 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-322341