

**7A Kerrison Avenue, Ridgehaven, SA 5097**



**Sold House**

Friday, 22 September 2023

7A Kerrison Avenue, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 402 m2**

**Type: House**



Lawrence Cocca

0422918099

**\$650,000**

Welcome to the idyllic setting of Kerrison Avenue set in unhurried Ridgehaven. Seamlessly blending contemporary style with unparalleled comfort, this home is a beacon of modern family living set against the backdrop of a tranquil neighbourhood. As you step through the doors, meticulous design and attention to detail take centre stage, featuring sleek tiled flooring, modern lighting, air conditioning, and chic blinds throughout. Three spacious bedrooms unfurl within, the master suite is a haven unto itself, boasting a spacious walk-in wardrobe and a private ensuite. The second and third bedrooms are equally lavish and come equipped with built-in wardrobes and have easy access to the well-designed three-way main bathroom. Central to the home's charm is its expansive open-plan living space. Flawlessly merging with the cutting-edge kitchen, this area is more than just functional-it's the heart of the home, where memories are crafted. The kitchen is adorned with a raised breakfast bar, a dishwasher, a Puratap water filter, and a gas stove, all setting the stage for creating culinary masterpieces. For those moments of introspection or a more intimate setting, a separate lounge room awaits. The lounge room seamlessly extends to the outdoor alfresco, the perfect setting for the morning cup of coffee or entertaining friends. The secure backyard is perfect for both family gatherings and quiet moments with a paved patio, and a lush lawn space. A secure garage with automatic roller door and internal access, adds an extra layer of convenience and security, with additional parking in the driveway for guests. Set near public transport, Ridgehaven schools, North East Road dining, St Agnes Shopping Centre, parks, and so much more! Whether you're taking your first steps into homeownership, seeking a cosy nest for the family, or looking for a valuable investment, this property stands out as the perfect choice.

**Property Features:**

- Three-bedroom and two-bathroom home
- Master bedroom has a private ensuite, a walk-in wardrobe, and a ceiling fan
- The second and third bedrooms have built-in robes
- A formal lounge room is set apart from the main hub of activity and has access to the alfresco space
- The open plan meals and family room is at the rear of the home
- The kitchen has a raised breakfast bar, a dishwasher, a Puratap water filter, a gas stove
- The three-way main bathroom has a separate toilet and vanity space, with a glass shower and bathtub
- The internal laundry room has storage and bench space with backyard access
- Reverse cycle ducted air conditioning throughout the home
- Blinds on all windows and sliding doors
- Carpet flooring in all the bedrooms and tiles throughout the living spaces
- Das hot water system for instant hot water
- Alfresco outdoor entertaining space in the secure backyard with additional paved patio
- Rainwater tank in the backyard for eco sustainability
- Single car garage with automatic roller door and internal access
- Additional parking in the driveway

**Schools:** The nearby unzoned primary schools are Ridgehaven Primary School, Redwood Park Primary School, St Agnes School P-6, and Banksia Park School R-6. The nearby zoned secondary school is Banksia Park International High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

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**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.