

22 Ramsay Way, Para Hills West, SA 5096



House For Sale

Monday, 8 July 2024

22 Ramsay Way, Para Hills West, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 694 m2

Type: House



Ryan Graham
0400912287



Jordan Nockolds
0447809650

Auction (\$550,000)

It is our pleasure to present a fantastic real estate gem to the market that checks all the boxes, no matter your situation! Originally constructed in 1982, this property is set on an allotment of approximately 694sqm and boasts a street frontage of approximately 20 metres. This Torrens Titled property is both easement and encumbrance-free, presenting a premier opportunity for savvy investors looking to bolster their investment portfolios. Currently tenanted on a fixed-term lease until January 2025 with a rent return of \$420 per week. Features include: * Three generous bedrooms* Bedrooms 1 & 2 with split system heating & cooling* Functional floor plan with large living area and separate dining* Split system heating / cooling in lounge area * Recently updated bathroom with separate toilet* Spacious kitchen with sufficient storage/bench space and gas cooktop* Ample off-street parking with drive-through access from carport* Large rear yard, an ideal space for hosting the family BBQ!* No registered easements or encumbrances* Tenanted until January 2025 to fantastic tenants Situated in a prime and convenient location, enjoy spending some family time at the expansive Paddocks Wetlands and explore several walking trails located on your doorstep. Within a stone's throw to the thriving Mawson Lakes precinct and local shops at the Saints Shopping Centre, local schools both public and private, local sporting clubs and public transport, and a short commute to The Westfield Tea Tree Plaza and all the major retailers on offer. Add to the mix your proximity to Main North Road which allows for an easy commute into the Adelaide CBD! Be sure to clear your calendar because this is one you simply won't want to miss! 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