

505 Milne Road, Ridgehaven, SA 5097



House For Sale

Tuesday, 25 June 2024

505 Milne Road, Ridgehaven, SA 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 620 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$599,000 - \$649,000

For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser Virtual Tour Link: <https://shorturl.at/uUCUX> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this fantastic opportunity for families, first home buyers and investors alike! This beautiful Ridgehaven property boasts multiple light-filled living areas, perfect for creating a haven for the whole family. Stay comfortable year-round with ducted air-conditioning throughout, ensuring a cool escape in summer. Step inside and discover a spacious front lounge room where you can relax after a busy day while enjoying quality time with loved ones. The adjacent dining area seamlessly flows into the galley kitchen, ideal for effortless entertaining. Bathed in natural light, the sleek kitchen boasts a walk-in pantry, stylish overhead cupboards, and a breakfast bar - a perfect spot for casual meals or catching up on the day's news. Featuring an electric cooktop, oven, dishwasher, and a feature tiled splashback, this kitchen is a chef's delight. The meals area enjoys the benefit of air-conditioning and sliding doors that open onto the rear verandah, blurring the lines between indoor and outdoor living. The property offers three spacious bedrooms, each boasting comfortable carpet, curtains, and roller blinds, ensuring a restful retreat for the whole family. The master bedroom comes complete with a built-in robe, providing ample storage for all your belongings. Unwind and rejuvenate in the modern bathroom, featuring a soaking tub, a step-in shower, a stylish vanity, and a separate toilet for added convenience. Stepping outside, you'll be greeted by the expansive rear verandah that spans the full width of the home, offering the perfect spot for alfresco dining and entertaining. Need extra space? The external rumpus room with an attached shed and workshop area provides an ideal space for hobbies, storage, or creating a teenage retreat. For the car enthusiast, the triple-length carport with rear access provides ample parking and storage for all your vehicles. Key features you'll love about this home: - Ducted evaporative air-conditioning throughout - New reverse cycle air-conditioning unit in the lounge - New electric hot water system installed - Mirrored built-in robe in the master bedroom - Triple length carport with rear access - External rumpus with attached shed and workshop area Location is key, and this property delivers! Situated in the leafy suburb of Ridgehaven, enjoy the convenience of being within walking distance to the local bus stop, reserves, Ridgehaven Primary School, and St Agnes Shopping Centre. You're also close to The Heights School, Modbury High School, and Westfield Tea Tree Plaza, offering a variety of shops, cafes, and entertainment options. Additionally, the Adelaide CBD is less than a 30-minute drive away. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1976 (approx) Land Size / 620sqm (approx - sourced from Land Services SA) Frontage / 15.77m (approx) Zoning / GN-General Neighbourhood Local Council / City of Tea Tree Gully Council Rates / \$1,645 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$128.60 pa (approx) Estimated Rental / \$550-\$600pw Title / Torrens Title 5122/865 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 99.3sqm (approx) Total Building / 233.3sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/j5nbOw> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.