

6 Kerrison Avenue, Ridgehaven, SA, 5097



House For Sale

Wednesday, 14 August 2024

6 Kerrison Avenue, Ridgehaven, SA, 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Benjamin Philpott
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Prime Corner Allotment with Exceptional Potential

Positioned on a prime corner block, this property presents an exceptional opportunity for future development. Ridgehaven is currently experiencing a dynamic transformation, rapidly becoming a highly sought-after and value-for-money north-eastern suburb. The area's ongoing growth and revitalisation make this property a standout choice for investors and developers.

The impressive corner block of 735sqm offers street frontage of 19 meters to the front and 30.48 meters to the side creating excellent development potential making it an attractive option for investors and developers looking to capitalise on the growth and potential of the suburb (STPC).

This house itself features three bedrooms, two of which come equipped with built-in robes for ample storage and the spacious living and dining areas offer comfortable, versatile spaces for daily life and entertaining. In addition, there's an extra living area that can be utilised as a fourth bedroom or adapted to suit your needs.

Great services are available nearby including St Agnes Shopping Centre and further on will have you at Westfield Tea Tree Plaza for a larger variety of shopping and entertainment needs.

Nearby schools include Ridgehaven Primary, Redwood Park Primary, St David's Parish & Banksia Park International High School.

SPECIFICATIONS:

CT // 5619/750

Zoning // General Neighbourhood

Land // 735sqm

Street Frontage // 19m by 30.48m

Built // 1962

Council // City of Tea Tree Gully

Council Rates // \$1,584.55 per annum

SA Water // \$165.55 per quarter + usage

ESL // \$125.25 per annum

Estimate Rent // Written assessment provided upon request

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements

should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442