

# 7 Old Mill Street, Ridgehaven, SA 5097



## House For Sale

Sunday, 23 June 2024

7 Old Mill Street, Ridgehaven, SA 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 665 m2**

**Type: House**



Kim Henley

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## **\$649,000-\$699,000**

Situated in the sought after suburb of Ridgehaven, this fantastic family home offers a great opportunity to put your own stamp on it. Sitting on a 670m<sup>2</sup> allotment (approximately) built in 1976 this immaculate 3 bedroom home would be perfect for someone looking to enter the real estate market or savvy property investor who wants to purchase an investment property to add to their portfolio. Offering 3 generous sized bedrooms (2 bedrooms with built-in robes), generous sized living areas with plenty of natural light, new flooring to the kitchen and casual meals area, updated bathroom, laundry and separate toilet. Modern kitchen with dishwasher, plenty of bench and cupboard space. Heating and cooling taken care of with ducted evaporative cooling, plus split system in the lounge. The rear yard is extensive in size, all new retaining and beautiful timber decking, and a lovely vegetable garden with fruiting trees that include lemon, pomegranate and plum trees. Three rainwater tanks, double carport room with ample parking for four cars, garden shed and a large, detached garage with power. Ridgehaven offers its residents easy access to public transport (O-Bahn), a selection of great private and public schools with Ridgehaven Primary School being opposite, multiple childcare options, restaurants and pubs, Tea Tree Plaza and St Agnes Shopping centres close by the list goes on! Don't miss this great opportunity for you and your family. RLA 1866 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before commencement.