

1/24 Riddell Road, Holden Hill, SA 5088



Unit For Sale

Tuesday, 25 June 2024

1/24 Riddell Road, Holden Hill, SA 5088

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 74 m2

Type: Unit



Mike Lao

0882811234



Brendon Ly

0447888444

\$439,000 - \$479,000

*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://my.matterport.com/show/?m=HnM67MujYxt>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 delightful 2-bedroom home that offers laidback living in the heart of Holden Hill. Whether you are searching for your next investment property, downsizer or your first home, this is a must see and you will love having everything you need at your fingertips.The entry opens to reveal a spacious and light-filled lounge room with a free-flowing design that embraces the combined kitchen and meals area. Both areas come equipped with ceiling fans and reverse cycle air conditioning units to ensure year-round comfort, as well as easy-care vinyl flooring. The U-shaped kitchen is ready to be utilised by the home chef and features a Chef gas cooktop and electric oven, along with a double sink, stylish wood cabinetry, laminate benchtops, tile splashback and a built-in pantry.There are two generous bedrooms with ceiling fans, blinds and carpet flooring. They enjoy easy access to the main bathroom with a heat lamp, Heller heater, single vanity, shower, bath and separate toilet. Sliding doors invite you outside to the flat roof pergola where you will love to gather with friends and family and host Sunday BBQ's. The kids will enjoy safely playing in the fully-fenced backyard, and you have convenient access to the garage and garden shed.☑Key features you'll love about this home:-☑Air-conditioning units in lounge and meals area-☑Ceiling fans in the lounge, kitchen and both bedrooms-☑Security doors -☑Single garage with automatic roller door and convenient rear access, plus a designated parking space inside the complex-☑Landscaped gardens plus lemon trees in the backyard-☑Separate shed for additional storage-☑Bosch Highflow 17e instant gas hot water system-☑NBN readyThis location of this prime property is sure to impress! Enjoy peaceful walks alongside the picturesque Hope Valley Reservoir and Baymor Reserve. Additionally, being in close proximity to Westfield Tea Tree Plaza and Gilles Plains Shopping Centre ensures there is something for everyone here. For the kids, Pinnacle and Kildare College, as well as Modbury South Primary and High School are a short drive away. And for those commuting to the city, convenient access to Grand Junction Road allows for the trip to be a mere 25 minutes by car.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1988 (approx)Land Size / TBAFrontage / TBAZoning / GN - General NeighbourhoodLocal Council / City of Tea Tree GullyCouncil Rates / \$1,397 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$101.40 pa (approx)Estimated Rental / \$420 - \$460 pwTitle / Strata Title 5026/396Easement(s) / Over the land marked B - See Title Encumbrance(s) / NilInternal Living / 74.1sqm (approx)Total Building / 119.7sqm (approx)Construction / BrickGas / 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/ppRyoglf> 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.