

Sold

29A Ridley St, Mawson Lakes



Last Remaining Brand New Torrens Title Property in Ridley Street

This is the last remaining brand new Torrens Title turn-key house and land package available in established Ridley St. Offering the best position in the street, being an end allotment with a 5.20 metre frontage and no neighbours to the Eastern boundary, this is the perfect investment or first home for those looking to enter the property market within 14kms of the Adelaide CBD. Purchase off-the-plan now and pay minimal stamp duty on land only, plus if you are an eligible First Home Buyer the \$15,000 First Home Owners Grant may apply. At a very affordable price, this two storey Torrens Title Terrace home with beautiful park views, 3 bed, 2 bath, 2 balconies and garage is one truly worth adding to the property portfolio.

The lower level is well designed with a spacious open plan

3 2 1

130 m²

Price	SOLD
Property Type	Residential
Property ID	97
Land Area	130 m ²
Floor Area	160 m ²

Agent Details

Justine Thomson - 0438
752 683

Office Details

SA Listings
08 8271 2518

SA LISTINGS

kitchen/meals and living area leading via glass sliding doors to an undercover alfresco entertaining area. Included on the lower level is a separate toilet and euro style laundry.

The upper level comprises 3 good size bedrooms, the master bedroom and bed 2 both have access to individual undercover balconies, providing a pleasant place to retreat with one providing park views. The master bathroom is conveniently located to Bed 2 and Bed 3 and includes a good sized bath, shower and toilet with quality fixtures and fittings. The master bedroom is serviced by a good sized ensuite complete with vanity, toilet and well designed shower.

A huge added benefit with this property is the additional windows to the Eastern boundary on the lower and upper level, allowing an abundance of natural light and ventilation to filter through the home.

Your security is paramount with a fully enclosed garage with internal entry to the home and full security system.

The build specifications are of a high standard and include:

- High quality stainless steel appliances including dishwasher
- Gas cook-top and electric under-bench oven
- Built-in-robos to bedroom 1 & 2
- Roller blinds to bedrooms
- Ducted reverse cycle air-conditioning throughout
- Semi-frameless glass shower screens

- High quality carpets to stairs and bedrooms
- Floating timber floors to living areas
- 3 toilets
- Down-lights to main living areas
- High quality fixtures and fittings
- All landscaping including letterbox, clothesline, fencing, paving, retaining and stormwater
- Gas instantaneous hot water system
- Security system

The location of this home within Mawson Lakes is exceptional, with park views and within walking distance to public transport, the Mawson Interchange, shopping, playgrounds and reserves. Mawson Lakes is located only 14kms to the Adelaide CBD and includes Technology Park, The University of SA campus, Endeavour College and ample public amenities. From an investor perspective this property definitely meets critical criteria of location, type of property, employment opportunities, education, shopping, public transport, rent appraisal at \$380 per week and low maintenance. For a first home buyer, this would be a sound start in life. There are no hidden extras, this is a fixed price package with all inclusions and is a prime property for the astute investor or first home buyer.

SA LISTINGS - A SIMPLE MOVE

RLA: 277113

verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

BUILDING NOTES

WC DOORS TO HAVE LIFT OFF
HINGES IN ACCORDANCE WITH
SOUTH AUSTRALIAN HOUSING CODE
APPENDIX G1

THIS HOUSE TO BE CONSTRUCTED
IN ACCORDANCE WITH THE
HOUSING CODE SOUTH AUSTRALIA

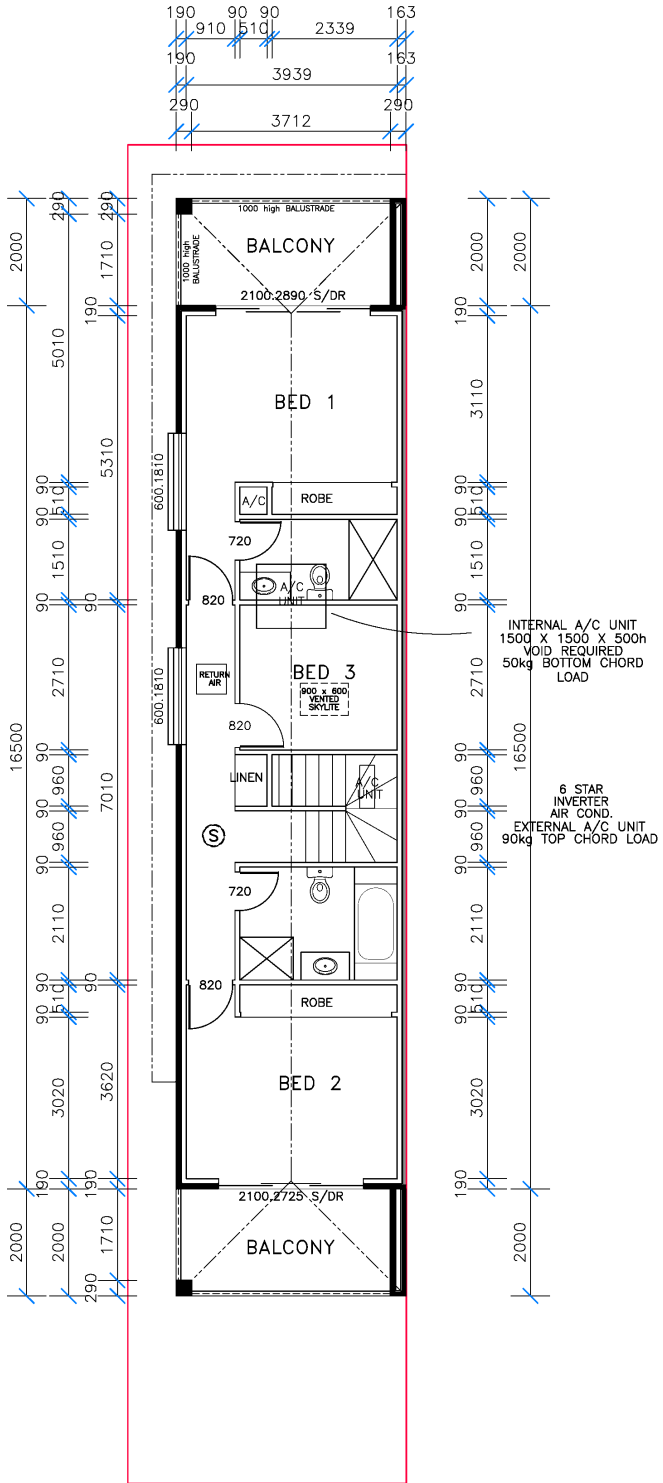
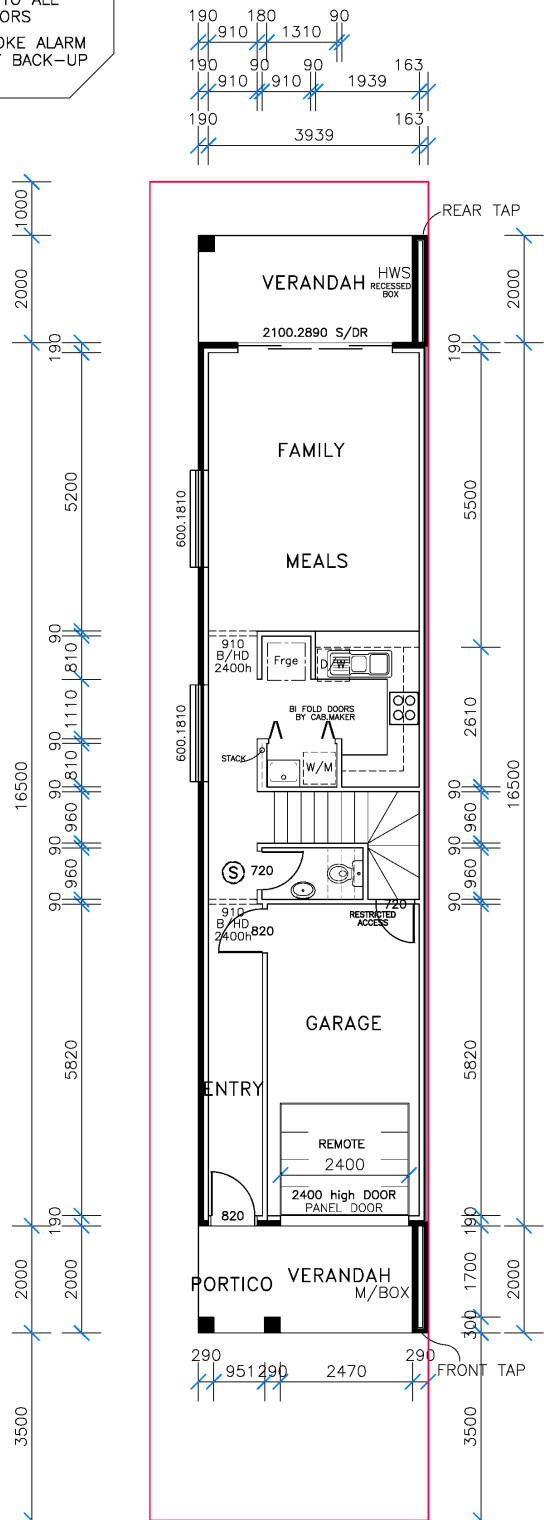
WINDOW SIZES HEIGHT X WIDTH
ALL WINDOWS SET TO BRICKBOND

WEATHER SEALS TO ALL
EXTERNAL DOORS

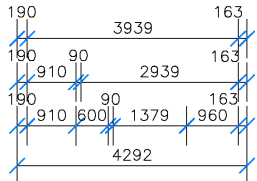
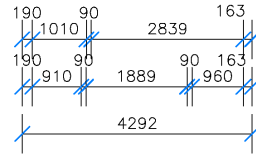
Ⓢ HARD WIRED SMOKE ALARM
WITH 9v BATTERY BACK-UP

At

AAC PANELS TO EXTERNAL WALLS
TEXTURECOATED AS PER ELEVATIONS



DWELLING 1	
LOWER:	52.78
UPPER:	70.82
GAGE :	18.04
PORCH:	3.07
VER.F.:	5.55
VER.R.:	5.58
BALC.F :	8.58
BALC.R :	8.58
TOTAL :	176.00



TORRENS TITLE

For :
At : No.29A RIDLEY STREET
MAWSON LAKES

DRAWN	DSR
DATE	08/03/2018
SCALE	1:100
SHEET	1 OF 4

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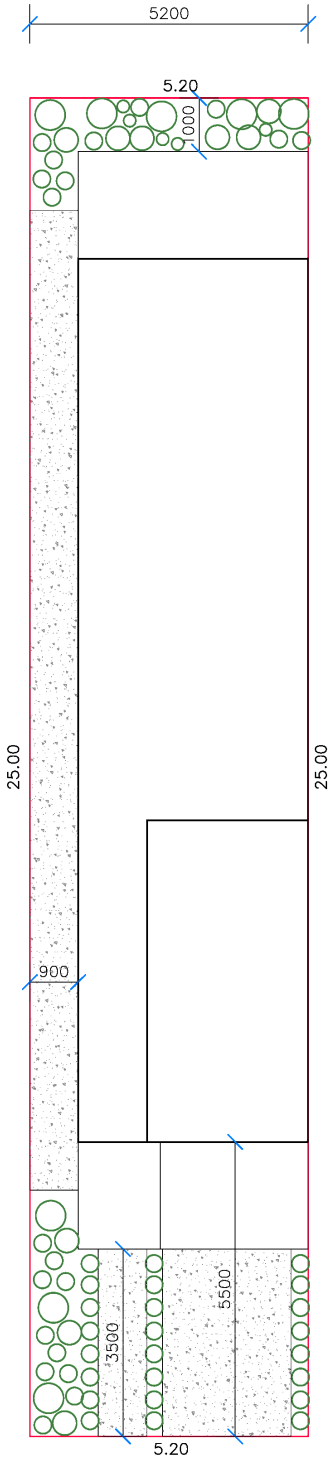
TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1/2000
PENETRATIONS : TERMIMESH
PERIMETER : VISUAL BARRIER USING EDGE EXPOSURE 75mm
FROM DAMPROOF COURSE TO TOP OF PAVING

NOTE: TERMIMESH PENETRATIONS

NOTE:
LANDSCAPING & PAVING LAYOUT
INDICATIVE ONLY
SUBJECT TO SITE CONDITIONS/VARIATIONS

ALL FENCING, PAVING & LANDSCAPING
BY BUILDER

EXPOSED AGGREGATE PAVING
TO MATCH EXISTING ESTATE FOOTPATH



RIDLEY STREET

TRAFFICABLE GRATE TO BE PROVIDED
TO EXISTING SIDE ENTRY PIT

TORRENS TITLE



SITE PLAN
SCALE 1 : 200

For :
At : **No.29A RIDLEY STREET
MAWSON LAKES**

DRAWN	DSR
DATE	08/03/2018
SCALE	1:100
SHEET	3 OF 4