

OC

30 Ridgfield Avenue,
Seaview Downs



From the Owners - Insights & Extras

What first attracted you to this property?

Location

Why are you moving or selling?

Selling for my father who has moved to a nursing home.

What do you believe are the major benefits of living in or owning this property?

Being close to beautiful beaches while still living in amongst conservation parks and 5mins from major shopping retailers. Close to schools and transport, half hour from the city. Great views of both ocean and hill sides. Nice walking tracks, great area for kids to grow up.

Have you completed any renovations or additions?

A large Balcony with panoramic views, double garage with automatic door. Aluminium doors and windows, security shutters, solar panels and battery, terraced back yard with beautiful gardens.

Where is the electricity box located?

Front left side of property

Where is the hot water system located?

Rear left side of property

Is there air-conditioning or heating installed?

Reverse ducted heating and cooling, and evaporative a/c

What is the parking situation?

Double garage and street parking

What are the nearest transport links?

250m

Is there any additional storage?

Three sheds, plenty of over head storage in the double garage

Where are the roof access points?

From rear of house.

What inclusions are to remain with the property?

Work benches, storage cupboards, dishwasher, The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.

Please note any other benefits or features of the property you would like to inform buyers about:

At the very rear of the garden is a large blank canvas area to create own native garden area, vegetables, chicken coop or whatever you can imagination.

Great entertaining areas with a well looked after spa included.