

18A Packer Crescent, Paradise, SA 5075



House For Sale

Thursday, 13 June 2024

18A Packer Crescent, Paradise, SA 5075

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 353 m2

Type: House



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Auction Saturday 29th June 10:45am (USP)

Perfectly positioned just around the corner from the River Torrens Linear Reserve, within easy reach of all local amenities, this dynamic double story duplex offers both formal and casual living zones with extensive entertainment area across a generous 3-bedroom design, ideal for the established family, aspiring professional couples or wise investors. A generous 353m² allotment offers just enough space for those who enjoy the garden and little more for the kids to play, while a bright interior decor presents a pleasant and comfortable area for your daily living. Relax in a generous formal living room with fresh quality carpets and ceiling fan or step on through to a generous combined family/dining area where sleek tiled floors and infused natural light create a comfortable environment for casual relaxation. A spacious kitchen overlooks the family room and features stone look bench tops, raised breakfast bar, modern appliances, double sink with filtered water, solid timber cabinetry and ample cupboard space. A handy study nook, single garage with auto roller door, ducted evaporative cooling, gas heating, a traditional laundry, spacious bathroom and under stair storage complete a value packed ground floor. Step outdoors and entertain in alfresco luxury under a high gabled pergola complete with ceiling fan and paved patio area. There is so much space for your future outdoor creative ideas along with a handy garden shed and established trees. Upstairs offers 3 spacious bedrooms, all with built-in robes, ceiling fans, roller shutters and quality carpets. The master bedroom has a private balcony with local and distant hills views and direct access to the upstairs bathroom. Offering low maintenance living and can luxury this exciting duplex is bound to appeal. Briefly: * Double storey duplex entertainer in idyllic lifestyle locale * Great location just around the corner from the River Torrens Linear Reserve * Both formal and casual living zones across an open plan ground floor * Formal lounge with plush carpets and ceiling fan * Large tiled family/dining room with kitchen adjacent * Handy study nook and under stair storage * Kitchen features stone look bench tops, raised breakfast bar, modern appliances, double sink with filtered water, solid timber cabinetry and ample cupboard space * Ground floor full main bathroom with floor-to-ceiling tiles * Traditional laundry with ample cupboard space * Massive gabled pergola with paved patio and ceiling fan * Low maintenance rear yard with garden shed and established plants * 3 spacious bedrooms to the upper level * All 3 bedrooms with built-in robes, ceiling fans and roller shutters * Bedroom 1 with private balcony and direct bathroom access * Upstairs bathroom with floor-to-ceiling tiles * Ducted evaporative cooling * Gas heating * Single garage with auto roller door (interior access to the home) * Ample off-street parking in a wide paved driveway * 353m² allotment Quietly located close to all required amenities including public transport, schools, shops and medical. The River Torrens Linear Park is at your doorstep, a great place for your daily exercise or for a family picnic. Centro Newton Shopping Centre is a spacious modern venue, close at hand for your weekly shopping trips. Local unzoned primary schools include Dernancourt Primary, Paradise Primary, Athelstone School, Avenues College. Charles Campbell College is available for primary education and is also the zoned secondary school. Local private schooling can be found at St Ignatius College, St Francis of Assissi Primary School and Sunrise Christian School. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547