

**19 Silvermere Avenue, Paradise, SA 5075**



**House For Sale**

Tuesday, 7 May 2024

**19 Silvermere Avenue, Paradise, SA 5075**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rocco Monteleone  
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## Auction On-Site USP

Approximately 346m<sup>2</sup> nestled in the heart of paradise, occupying one of the most coveted streets in the area. This charming abode boasts three bedrooms, two bathrooms and ample living space, all adorned with modern touches. Built in 2015, the house has undergone recent updates, ensuring it meets contemporary standards. Its design prioritises convenience and affordability, making it an ideal haven for a young family, down-sizers, up-sizers or couples seeking a low-maintenance lifestyle. Enjoy the bliss of a perfect, easily managed backyard, completing this inviting retreat.

**FEATURES:-** Floorboards throughout- Brand new ducted heating & cooling A/C unit- Security screens throughout with modern electric roller shutters on the front two windows- Blinds on all windows - Alarm system- 10kW solar system with 26 panels hidden, on both sides of roof- Walking distance to Thorndon Park- Kitchen with brand new dishwasher plus a double stainless steel sink, oven & 4-burner gas cook-top- Versatile breakfast bar/island bench - Open plan living & dining with a combustion heater - Master bedroom with an ensuite & walk-in robe - Bed 2 & 3 with built-in robes - 3-way bathroom access with vanity upon entrance, separate toilet & bath-tub & shower - Outdoor Pergola with quality security and weatherproof blinds that block out wind, dust and insects

Conveniently situated close to premier schools, picturesque parks and essential amenities such as the Athelstone Soccer Club and Coles Dernancourt, this location offers the epitome of suburban living. Residents can easily access the linear trail for leisurely strolls or utilise the O-Bahn for seamless city commutes. Paradise encapsulates the essence of suburban perfection, providing a safe, communal environment mere minutes away from the bustling city centre.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

**Disclaimer:** Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

**\*\*\*Regarding price.** The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

**\*\*\*\***"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."