

**22 Melville Road, Paradise, SA 5075**



**Sold House**

Thursday, 8 February 2024

22 Melville Road, Paradise, SA 5075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1396 m2**

**Type: House**



Sam Tanzid

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## Contact agent

When two Torrens title allotments come together to deliver a combined 1,396sqm corner block upon which sits a three bedroom double brick home, the prospects sparkle with untapped potential. 20-22 Melville Road boasts an outstanding location just 500m from the Paradise Interchange and 9.5kms from the CBD, close to the River Torrens Linear Park, Campbelltown Oval, the ARC Campbelltown, local shopping centres, good schools and vibrant cafes. With the location box well and truly ticked, what's left is a golden opportunity to subdivide and develop (subject to development approval) or demolish and rebuild a forever home (STDA), with investment or renovation options also appealing. To be sold together, 20 Melville Road simply contains a shed/studio/rumpus on a 703sqm block (approx) while 22 Melville features a three bedroom residence on a 693sqm block (approx). The existing c.1964 home can make way for development (STDA) but is also an ideal investment or live-in prospect. - 38.64 Melville Road street frontage plus 30.44 Blueberry Road street frontage - Updated eat-in kitchen featuring an integrated AEG dishwasher and gas cooktop - Pantry storage - Generous central lounge and adjoining dining room - Three large bedrooms, master features a walk-in robe - Original bathroom with a bath, shower, separate w/c - Spacious laundry and guest powder room - Alfresco dining - Walk to bus stops and the Paradise Interchange - Shopping at Newton and Gilles Plains Shopping Centres - Café dining and specialty shopping at popular Mercato - Near Sunrise Christian School, Paradise Primary, East Torrens Primary - Zoned Charles Campbell College (1.5km) RLA 285309