

30 Reservoir Road, Paradise, SA 5075

HARRIS

Sold House

Friday, 18 August 2023

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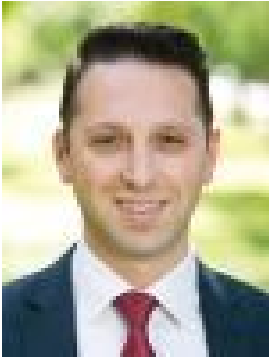
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 360 m2

Type: House



Paul Alvino

0434857611

\$835,000

Best Offers By 12pm Monday 7th August A perfect family lifestyle awaits in a location that cannot be described as anything less than perfect! Just footsteps from the year-round serenity of the Thorndon Park, a picturesque and thriving park with great ambience and serene birdlife, it simply does not get better than this. This classic style easy care home will surely please. Torrens title and beautifully maintained and loved by the same family for over 16 years. Comprising of 3 bedrooms, main with large walk-in robe, open plan living/ dining with functional kitchen with granite benchtops. Generous in size and space, yet maintaining a strong low maintenance setup to free up your time. For those that enjoy outdoor entertaining, sliding doors from the living area allows easy access to the rear garden and paved undercover pergola, with extra-width single garage complementing the lifestyle that awaits you. Whilst the home itself will strike a chord with many, it's the location that will truly grab you. With the River Torrens Linear Park close by, you will also find convenience in one of Adelaide's most central hubs for public transport, shopping, dining and recreation. Only a short couple of minutes to Paradise Interchange for a quick 12 minute ride into the Adelaide CBD, Tea Tree Plaza or any other direction you need to go. You will enjoy being moments from Newton Central, Newton Village and Dernancourt shopping centres including Woolworths, Coles and Foodland, Aldi Newton and Romeo's IGA Campbelltown. The Adelaide CBD is also a quick 20-minute* drive away. The cosmopolitan delights are also in abundance, with great local eateries such as Paradise Hotel, Anthony's Cucina + Pizzeria, Cafe Va Bene, Cafe Settebello, the Rezz Hotel, Mercato and many, many others. Things we love:- Torrens title and freestanding.- Custom built by Marshall Thompson Homes in 2007- Expansive master bedroom with large walk-in robe, ensuite and ceiling fan- 3 great bedrooms with built-in robes- Convenient central family bathroom with separate tub and linen cupboard- Open plan living & dining area, with sliding door access to the rear- Versatile kitchen with granite benchtops, walk-in pantry and dishwasher- Ducted reverse cycle air-conditioning- Attractive outdoor rear garden and pitched roof undercover entertaining area- 16 panel solar system- 2.7m ceilings throughout- Ducted vacuum- Plantation shutters- Secure extra-width lock-up garage with internal access- Functional separate laundry with plenty of storage- Very convenient location, close to schools, parks, shopping, and transport.- A lovely easy-care home Specifications: CT / 5970/444 & 5977/552 Council / Campbelltown Zoning / GN Built / 2007 Land / 360m² Frontage / 12m Council Rates / \$1600pa Emergency Services Levy / \$151.30pa SA Water / \$170.80pq Estimated rental assessment: \$640 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Paradise P.S, Athelstone School, Charles Campbell College, Thorndon Park P.S, East Torrens P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409