

**33 Paddington Avenue, Northgate, SA 5085**



**Sold House**

Wednesday, 13 September 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Stefan Siciliano  
0403171489



Charlie Hay  
0402612172

**\$720,000**

In the serene environs of Northgate, discover a home that beautifully marries modern sophistication with classic comfort. With its manicured front garden presenting a pristine street facade, this single-storey treasure not only offers a striking street presence but also invites potential homeowners into a realm unrivalled tranquillity and luxury. As you step inside, the plush carpeting underfoot sets the tone, leading you into the three expansive bedrooms. The master suite exudes luxury, framed by a charming front-facing bay window that fills the room with a serene glow. Complete with a reverse split cycle air conditioner for year-round comfort, the master doesn't stop impressing there. It boasts a generously sized walk-in wardrobe and a cleverly designed ensuite that doubles as the main bathroom, showcasing both functionality and flair. Venture further down the corridor to discover the second bedroom, as comforting as the master, equipped with its own reverse split cycle air conditioner and built-in wardrobe, ensuring no corner of this home lacks in luxury. The third bedroom is located directly adjacent. At the heart of the home, the conjoined living, kitchen and dining area unfolds as an entertainer's dream. Bathed in an abundance of natural light, this space is a testament to open-plan living. The kitchen doesn't just serve its purpose but does it with elegance. Tiled finishes, gleaming stone bench tops, a gas stove, oven, a practical corner pantry and a premium Bosch dishwasher paint a picture of culinary excellence. Continuing the theme of refinement, the home's entirety is adorned with sleek floorboards and modern downlighting, ensuring every inch radiates warmth and style. But the allure doesn't end indoors. The rear yard beckons with its crisp landscaping and a raised timber deck. This alfresco paradise is primed for memorable outdoor dining sessions and tranquil evening soirees. Utility hasn't been overlooked either—with a separate tiled laundry room equipped with a sink and provisions for all essential washing machinery, topped off with direct external access for added convenience. A residence in Northgate of this caliber is a rare find. Offering an impeccable blend of style, comfort and modern-day practicality, this cosy home has all the bells and whistles, without extensive upkeep required. Additional features include:

- Single car garage with direct internal access
- Beautifully manicured front garden with stunning street presence
- Laundry and main bathroom feature electric blue tiling for a unique pop of colour
- Provisions for stool seating at the kitchen bench/breakfast bar
- Solar panels
- Just a street away from Northgate Shopping Centre and Cedar College directly behind
- Nearby schools include: Cedar College, Heritage College, St Martin's Catholic Primary School, Northfield Primary School, Hillcrest Primary School, Roma Mitchell Secondary College, St Paul's College

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