

43A River Drive, Paradise, SA 5075

NOAKES
NICKOLAS

House For Sale

Wednesday, 24 April 2024

43A River Drive, Paradise, SA 5075

Bedrooms: 4

Bathrooms: 3

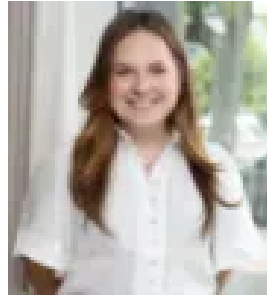
Parkings: 3

Area: 361 m²

Type: House



Paul Lukeman
0404884077



Sophie Fry
0881663989

Best Offers By 13/5 (USP)

Best Offers By Monday 13th of May at 1pm (Unless Sold Prior). Set over multiple levels to offer a commanding view of its tree-lined street, this 2014 custom built residence brings an elegantly efficient and robust family footprint spanning over 366sqm of total living to its popular foothills pocket. Positioned at the base of a descending allotment, you are welcomed through double doors to a grand entry void and what feels like a private haven, allowing you to switch off from the world amongst the luxury of hi-spec finishes. Savouring an entry level all on its own, take the few stairs up to open plan living and dining over epic proportions and under 3.1m ceilings, centred around a cosy gas fireplace and showcasing a 2-Pac gloss kitchen boasting Fisher & Paykel 900mm gas cooktop, pyrolytic and combi ovens, integrated coffee machine, dishwasher and a 40mm stone waterfall island bench to bring everything and everyone together. Turning the corner, you're led to a concealed laundry, powder room and study – granting all you need for day-to-day living on one ultra-convenient and sophisticated level. Bathing the entire area in warming natural light, sliding doors draw right back to integrate a wide stretching alfresco upon Merbau timber decking. Wrapped in secure good neighbour fencing, irrigated vertical gardens and bamboo bench seating, this area will encourage you to spend more time outside and make you proud to entertain a crowd. The upper level encourages restful nights and slow mornings for the whole family, placing emphasis on a luxe master retreat including generous proportions, vast walk-in robe, couple's ensuite with dual basins and private access to a balcony that enjoys views of the Adelaide Hills – there's no better place to watch the sunrise or a storm roll in. Connected by a huge second living room, both additional bedrooms are also spacious in size and boast built-in robes of their own, serviced by another floor-to-ceiling tiled bathroom – this time with family-friendly bathtub. You'll love being part of a tight-knit community that brings outdoor leisure to your doorstep, tranquilly immersed within the picturesque landscapes of both the foothills and Linear Park, whilst just 20-minutes from your city office. Even more to love:- Secure double garage with internal entry- Further off-street parking in driveway- Floor-to-ceiling tiled bathrooms- Under stair storage- CCTV security & alarm system- Fully irrigated easy-care gardens- Aggregate driveway & paths- Stratco insulated 'cool deck' verandah- 5kW solar system- Daikin 'smart inverter' commercial-grade R/C air conditioning- Ceiling fans- Automatic blinds to void- Full acoustic insulation with roof blanket- Energy efficient design including east-facing thermal tint- West-facing roller shutters- Zoned for Charles Campbell College- Moments from Athelstone Primary, Shopping Centre & Paradise Interchange Land Size: 361sqm Frontage: 14m Year Built: 2014 Title: Torrens Titled Council: City of Campbelltown Council Rates: \$2076 PASA Water: \$198.54 PQES Levy: \$215.56 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.