

**47 Leewood Road, Paradise, SA 5075**

**HARRIS**

**Sold House**

Sunday, 13 August 2023

47 Leewood Road, Paradise, SA 5075

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 335 m2**

**Type: House**



Clinton Nguyen  
0432517003



Tom Hector  
0423767967

**\$737,000**

Best Offers By 12pm Monday 14th of August Blending beautiful modern contemporary design with exceptional, and unexpected, family-friendly functionality, 47 Leewood Road is an understated charmer that delivers beautiful light-filled living and easy entertaining from the get-go. Whether you're a first-time buying couple looking for long-term potential or a growing family eager to shift straight into everyday comfort, you'll find wonderful practicality here perfectly combined with low maintenance upkeep. With up to a 4-bedroom footprint ready to handle households of all sizes or needs (like a dedicated kids' playroom or inspiring home office), including a spacious, bay-windowed master featuring clever ensuite access to the main bathroom – this well-conceived property just makes sense. Spilling with natural light, the open-plan entertaining extends to a sunbathed backyard, and along with a spacious, contemporary chef's zone featuring fantastic bench top space and gleaming stainless appliances, whipping up culinary triumphs for dining friends or keeping a close on the kids playing, doing their homework or getting ready for cosy weekend movie-marathons will quickly become regular events. Lifestyle convenience is key here too with local parks, reserves and sporting ovals a short stroll from your front door, a stone's throw to Charles Campbell College for quick morning commutes with the kids, 850m to Paradise Interchange for traffic-free city-bound transport as well as around the corner from Newton Central and its host of popular cafés and delicious specialty stores. Features you'll love:- Bright and airy open-plan living, dining and spacious contemporary kitchen featuring abundant cabinetry and cupboards, great bench top space, and stainless appliances including dishwasher- Sunny, blue-sky backyard with lush lawn offering easy indoor-outdoor entertaining potential- Generous, bay-windowed master bedroom featuring WIR and ensuite access to the light-filled main bathroom with separate shower, tub and WC- 2 additional good-sized bedrooms, both with BIRs- Cosy second lounge room or handy 4th bedroom, kids' playroom or home office option- Family-friendly laundry with storage- Zone ducted AC throughout for year-round comfort- Secure single car garage and charming sandstone-look frontage- A short walk to a variety of leafy parks and playgrounds- Moments to Charles Campbell College as well as Paradise Interchange- 1km to Newton Central for all your daily essentials as well as the vibrant Campbelltown shopping precinct and a host of popular cafés and specialty stores for a rich lifestyle Specifications: CT / 5868/660 Council / Campbelltown Zoning / GNBuilt / 2002 Land / 335m<sup>2</sup> Frontage / 10m Council Rates / \$1,412.25pa (approx) Emergency Services Levy / \$134.85pa (approx) SA Water / \$160.04pq (approx) Estimated rental assessment: \$540 - \$560 p/w (Written rental assessment can be provided upon request) Nearby Schools / Charles Campbell College, Paradise P.S, East Torrens P.S, Dernancourt School 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