

# 9/65 Gorge Road, Paradise, SA 5075

## Unit For Sale

Tuesday, 21 November 2023

9/65 Gorge Road, Paradise, SA 5075

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 263 m2

Type: Unit



Matthew Lipari  
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Edward Luscombe  
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## Best Offer By 2pm 8th of Dec Unless Sold Prior

This immaculate home has been wonderfully maintained, is positioned adjacent to Newton Central and represents great value in the current market. Whether you're a first home buyer, an investor or looking to downsize, this home is sure to impress. On offer are three bedrooms, a beautiful open plan lounge, kitchen and dining room as well as a tastefully landscaped backyard with an undercover decked verandah, perfect for outdoor dining. Delightfully nestled in the valuable location of Paradise, this property is within close proximity to Newton Central which offers Drakes and Target as well as an abundance of beautiful cafes and restaurants. Tony & Mark's, European specialty shops as well as Imma and Marios are close by and you are also surrounded by various parks, reserves and ovals, allowing you to embrace the outdoors. No car? No problem, a bus stop is less than 50 metres away and you can find Paradise Interchange as well as Charles Campbell College a short stroll away. If this wasn't enough, the Adelaide CBD is a 20 minute drive away (approx) for further shopping and entertainment options. Key features include: > Upon entrance to the home you are greeted by a beautiful open plan lounge, kitchen and dining area which offers a ceiling fan.> Ducted reverse cycle heating and cooling throughout. > The light filled kitchen comprises quality fixtures and fittings including an integrated dishwasher and sink, a gas cooktop and an electric oven as well as ample cabinetry, travertine bench tops and a glass splashback. > Three bedrooms with built-in robes, ceiling fans and 100% woolen carpets. > Step outside to your own private backyard oasis which has been landscaped with the utmost attention to detail, offering gorgeous hedges and Buffalo turf as well as a daybed for the warmer weekends. > The resort style bathroom has been beautifully renovated and is sure to catch your eye. Features include, quality Caroma fittings, a walk-in shower, floor to ceiling travertine tiles, a freestanding bath with a TV as well as a large floating Tasmanian Oak vanity with drawers and a two door storage cabinet above.> The bathroom also has two exhaust fans for greater ventilation, reverse cycle ducted cooling and heating duct, as well as a double powerpoint with USB and sensor light switch. > Timber flooring, plantation shutters and high end finishes throughout including brands such as Franke and Blum. > Laundry with built-in cupboards and valuable external access. > Linen press positioned centrally within the home for your convenience. > Triple lock security doors and deadlocks on all timber doors as well as crimsafe screens. > Good sized rear lockable shed with shelving and lighting.> Alarm system with two hardwired fire alarms and security lights at the front and back.> Roller shutters for extra privacy and approval for solar panels is also on offer. > Single garage with electric roller doors under the main roof, offering secure parking space for one vehicle. Additional driveway parking is also available for another vehicle. One of the roller doors has an emergency back up battery. Details:Certificate of Title | 5572 / 579Title | Strata TitleYear Built | 1993Land Size | 263 sqm approxCooktop | Electric Council | Campbelltown City CouncilCouncil Rates | \$288 pqWater Rates | \$153.70 pqStrata Rates | \$500 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.