

9 Georgia Avenue, Paradise, SA 5075

NOAKES
NICKOLAS

House For Sale

Wednesday, 3 April 2024

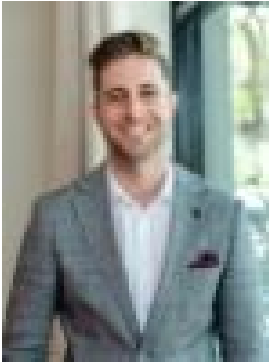
9 Georgia Avenue, Paradise, SA 5075

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Callan Eames
0431471470



Paul Lukeman
0404884077

\$690K

Auction Saturday 20th of April at 9am (Unless Sold Prior). Quality constructed c2018, this dual-level residence has been cleverly designed to utilise every inch of its corner parcel, delivering a spacious yet easy-care home base to a quiet Paradise pocket. Rising over two intersecting, tree-lined streets whilst immersing itself within the surrounding foothills, river track and community culture, the rendered façade signifies immaculate presentation from front to back. Granting a second point of entry from its secure double garage, the lower-level centres around open plan entertaining and a coveted downstairs master boasting couple's ensuite and walk-in robe. Spanning between marble-look tiles and 2.7m square set ceilings, the hi-spec kitchen offers Euro 900mm gas cooktop, matching electric oven and dishwasher set within sleek stone benchtops. Both living and dining capabilities extend through glass sliding doors to the rear garden, complete with raised decking, generous patch of lawn and a low-maintenance disposition wrapped in good neighbour fencing. Up above, the second level forms the perfect hub for growing children - where two bedrooms and a central retreat upon plush carpets are both serviced by an ultra-luxe floor-to-ceiling tiled bathroom with separate bathtub. From your quiet pocket of Paradise, you'll find the picturesque River Torrens track at the end of your street, the recreation of Campbelltown Memorial Oval around the corner and a quick city connection via the nearby O'Bahn interchange. Even more to love:- Torrens-titled, easy-care allotment- Secure garage with internal access- Built-in robes to bedrooms 2 & 3- Floor-to-ceiling tiled bathrooms with stone benchtops- Downstairs powder room providing a third toilet- Ducted R/C air conditioning- NBN FTTP- An easy 15-minute CBD commute- 600m to zoned Charles Campbell College- Proximity to Paradise Primary, Sunrise Christian School, Kildare College & Saint Ignatius'- Moments to Paradise Interchange, Thorndon Park Reserve & Newton Central Land Size: 206sqm Year Built: 2018 Title: Torrens Council: Campbelltown City Council Council Rates: \$1487 PASA Water: \$230 PQES Levy: \$137.65 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.