

**46B Darley Road, Paradise, SA, 5075**



**House For Sale**

Friday, 16 August 2024

46B Darley Road, Paradise, SA, 5075

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Stone Fronted Character & Family Sized

### MARZ HARKOTSIKAS

There's lots to love about the East & here's a great opportunity for first home buyers and Growing Families to find out.

Set Back and Loads of Carparking off street. Surprisingly Spacious. Multiple & Separate Living Areas. Convenient Roof Storage on top of Garage.

Character-inspired modern contemporary finesse sets an impressive tone right from the get-go with this light-spilling and free-flowing family haven that captures as much lifestyle functionality as it does low maintenance charm. Savour superb company and conversation while you serve, scan and socialise across the beautiful open-plan entertaining, and where an adjoining courtyard floods this space with loads of natural light, as well as adding effortless alfresco flow to your summer mornings or balmy, vino-chilled evenings.

3 bright and airy bedrooms bloom further back for welcome peace and privacy, including the master with personal ensuite, while a cosy family room opens to a classic brick-paved backyard stretching beneath a spacious pitched pergola letting you fire-up the barbeque and host bigger weekend get-togethers and milestone birthdays without worry.

Loaded with lifestyle convenience right at arm's reach - from local parks and pristine sporting ovals, stress-free morning commutes with all the kids' schooling at Charles Campbell College around the corner, and so too the vibrant Newton Central & Target delivering all your shopping essentials, cafés and delicious specialty stores in the one destination, while walking distance to Paradise Interchange lets you zip to Adelaide CBD in a flash!

### FEATURES YOU'LL LOVE

- Charming contemporary frontage with classic portico entering into a lovely semi-formal lounge gliding over solid timber floors and beneath high ceilings
- Open-plan dining, kitchen and adjoining courtyard combining for one beautifully light-filled social space to wine and dine friends or enjoy the close company of loved ones
- Wonderfully spacious foodie's zone featuring great bench top space and island breakfast bar making cooking a stress-free affair, abundant cabinetry and cupboards, and gleaming stainless appliances including dishwasher
- Cosy second living room for more great options to entertain or unwind with the kids for weekend movie-marathons or settle in for the big game
- Generous master bedroom featuring plush carpets and wide windows, BIRs and private ensuite
- 2 additional ample-sized bedrooms, both with handy BIRs
- Neat and tidy contemporary family bathroom featuring separate shower and relaxing spa bath, as well as separate WC for added convenience
- Functional laundry, ducted AC throughout and solar system for lower energy bills
- Sweeping outdoor entertaining area with all-weather pergola and ceiling fan
- Low maintenance frontage with leafy established greenery and secure garage

### LOCATION

- Excellent access to public transport options, including Paradise Interchange for traffic-free city-bound commutes
- A stone's throw to Charles Campbell College for complete schooling R-12 and stress-free school runs
- Close to a raft of local parks, playgrounds and sporting ovals, as well as the hugely popular Thorndon Park Reserve for all your weekend catch-ups and play-dates
- Around the corner from Newton Central & Target for all your shopping, café and specialty store needs

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) At the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) At the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale. The Vendor & the Vendor's Agent reserves the right to refuse entry.