

**8/64 Reservoir Road, Paradise, SA 5075**



**House For Sale**

Wednesday, 10 July 2024

8/64 Reservoir Road, Paradise, SA 5075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 169 m2**

**Type: House**



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## Best Offers By 5pm Tuesday 30th of July, USP

Say hello to a charming townhome in a leafy, sought-after location just moments from Thorndon Park Reserve. Built in 1993, this property offers a wonderful opportunity for first home buyers, down-sizers, or astute investors seeking a stylish and convenient living space. Step inside and be welcomed by a front lounge room bathed in natural light from an oversized window. Continue through to the heart of the home, the open-plan kitchen and meals area, designed for everyday living. The bright and airy kitchen features ample bench space, a charming tiled backsplash, and stainless steel appliances, including a gas cooktop and wall oven. Glass sliding doors seamlessly connect the indoor and outdoor areas, leading to a well sized yard with a large verandah, perfect for outdoor entertaining. This area is predominantly paved to ensure low-maintenance living, while also offering a neat patch of lawn for pets or children to enjoy. Neat landscaping along the fence line features established plants, creating an oasis-like feeling. Upstairs, three generously sized bedrooms await, each featuring vaulted ceilings and plush carpet for a cozy feel. The master bedroom offers a private balcony, a walk-in robe, direct access to the bathroom, and a ceiling fan for year-round comfort. The guest bedrooms come with built-in robes for convenient storage. The main bathroom showcases the same charming tiles as the kitchen for a cohesive look, a built-in bath, corner shower, and spacious vanity. A second toilet is conveniently located downstairs, ensuring ease of living arrangements. Location-wise, this home is exceptional. Nature lovers will adore being practically neighbours with Thorndon Park Reserve, a luscious space featuring a beautiful reservoir, playground, walking trails, picnic facilities, sporting facilities, and more. Take a stroll across the reserve to the Rezz Hotel for a delicious meal, or drive just 5 minutes down the road to Newton Shopping Centre, home to Target, Drakes Foodland, Tony & Marks, and eateries like Clay & Co and Panini Brothers. Excellent schools are within easy walking distance, including Paradise Primary School and St. Ignatius College. Plus, with the city centre just 11km away, this location has it all. Whether you're looking to call this charming place home or seeking a low-maintenance, astute investment, this opportunity is for you. Check me out:-

- Charming and low-maintenance townhome
- Front lounge room with abundance of natural light
- Open plan kitchen & dining area at rear
- Airy kitchen with abundance of cabinetry, tiled backsplash and stainless steel appliances including gas cook-top and wall oven
- Three spacious bedrooms with plush carpeting and vaulted ceilings
- Master bedroom with private balcony and walk-in robe
- Remaining bedrooms with built-in robes
- Inviting main bathroom with a large built-in bath
- Additional separate W/C downstairs
- Large verandah for outdoor entertaining
- Neat patch of lawn with landscaping
- Split-system air-conditioners to dining room
- Ceiling fan to main bedroom
- Single carport
- Ideal location moments from Thorndon Park Reserve
- And so much more...

Specifications: CT // 5148/249 Built // 1993 House // 169.3 sqm\* Council // City of Campbelltown Nearby Schools // Paradise Primary School, Charles Campbell College, Athelstone School, Thorndon Park Primary School, St Ignatius College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Michael Viscariello - 0477 711 956 michaelv@eclipse realestate.com.au Matthew Vinci - 0468 584 513 matthewv@eclipse realestate.com.au RLA 277 085