

**44B Avenue Rd, Paradise, SA, 5075**



**Sold Land**

Thursday, 22 August 2024

44B Avenue Rd, Paradise, SA, 5075

Type: Land



Tony D'Angelica  
0418819793

## Hi, I'm Your Future Dream Home...

Say hello to a prime 431 sqm\* Torrens Title allotment, offering an exciting opportunity to build your first home, dream home, or next investment. With a 10.77 metre frontage and 40-metre depth, this lot provides the perfect canvas for your vision.

Location is everything in the sought-after suburb of Paradise. Enjoy walking distance to Thorndon Park Reserve, Linear Park Trail, and Newton Shopping Centre, featuring Drakes, Target, and an abundance of specialty stores and eateries. Additionally, several private and public schooling options are just a stone's throw away, including Charles Campbell College, St Ignatius College, Paradise Primary, and Campbelltown Primary. And with the city centre only a 15-minute drive away, this location truly has it all.

Don't miss this exciting opportunity to design something perfectly suited to your liking. Act fast this one won't stick around!

### Specifications:

Title // 6273/116

Land // 431 sqm\*

Frontage // 10.77 m\*

Council // Campbelltown City Council

Nearby Schools // Charles Campbell College, St Ignatius College, Campbelltown Primary & Paradise Primary.

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.

Tony D'Angelica 0418 819 793

tonyd@eclipse\*\*\*

RLA 277 085