

12 Paragon Avenue, Aberfoyle Park, SA, 5159

House For Sale

Thursday, 28 November 2024



12 Paragon Avenue, Aberfoyle Park, SA, 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Opportunity Knocks Charming 3-bedroom Home with Upgrade Potential in Top Spot

This well-maintained conventional-style home has been owned by the same family since new and sits in a wonderful Aberfoyle Park position, close to nature reserves and local parks. A fantastic opportunity presents for the first home buyer, young couples or families to renovate to your own tastes or perhaps the astute investor. Situated on a good-sized allotment of 600m² (approx.) the home welcomes you with lovely established gardens.

Features and Highlights:

- 3 generous bedrooms all with a leafy outlook, main bedroom has built-in robe
- Centralised family bathroom and separate toilet
- Large formal lounge with timber floor and picture window overlooking the front garden
- Neat kitchen with ample storage space
- Adjacent is the family/dining area with sliding patio door to the rear yard
- Separate laundry with direct outside access
- Reverse cycle air conditioner in lounge room and a gas heater in family/dining area
- Gas instant hot water service
- Private and secure rear yard with a small lawn area for children and pets to play and a garden shed for storage
- Attractive, low maintenance front garden just refreshed and with automatic watering system
- Single carport under main roof and concrete driveway with off-street parking

And that's not all this property is strategically located close to many reserves including the newly opened Happy Valley reservoir reserve, making it ideal for outdoor enthusiasts, plus you'll find shopping and schooling are just moments away. Yes, this property is a little tired and needs a paint, but you will love the character of the home and living in this fabulous area. Location, convenience, and lifestyle make this affordable home the perfect opportunity and has only ever had one owner! For genuine and definite sale.

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details to be relied upon should be independently verified. RLA 242089