

**12 Urban Avenue, Paradise, SA, 5075**

**HARRIS**

**House For Sale**

Sunday, 3 November 2024

12 Urban Avenue, Paradise, SA, 5075

**Bedrooms: 4**

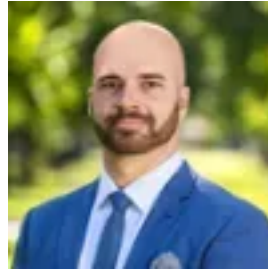
**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Scott Moon



Troy Law

## **A park's edge family gift, remodeled for lifestyle with an entertaining ace & a robust rear studio.**

Best offers by 1:00pm Tuesday 12th November (unless sold prior)

On the flip side of a sensational remodel comes family value galore in reach of tranquil Linear Park – and the benefits get even better with rear studio flexibility, solar efficiency, and the shaded play space of Urban Avenue Reserve at your doorstep...

As for the home, it's out with the 1970s, and in with style.

New décor, durable flooring, quality S-wave drapes, remarkable kitchen and bathroom transformations, and a salute to all-seasons entertaining - some 15m of expansive outdoor comfort with an inbuilt BBQ, commercial rangehood, tracked café blinds, and winter-warming heat strips.

Huge, garden-viewing panes – a gift of its 1970s design – maximise the sunlight alongside impressive solar efficiency with an 11kW system, a 10kW inverter, 13kWh battery and integrated solar-optimised car charger, all installed in December 2023. Allowing almost an "energy bill free" home, with the all-electric cooking, heat pump hot water and air conditioning. As well, it provides full-house backup in the event of a blackout.

As a free-flowing trio, the family lounge, casual meals and sleek kitchen unite across timber-grain floors; the all-white cook's zone running on all-electric functionality.

The focus amongst the light-bathed bedrooms is the chic bathroom hosting dual basins, swish mixers, and rain head or hand-held shower choice behind frameless glass for rush hour luxury.

With ample storage and outdoor access, the galley laundry also offers valuable bench space, thanks to side-by-side machine provisions-perfect for busy families.

Whether you envision the rear studio as an office, a yoga/gym space, or a sturdy play area for the kids and their toys, this air-conditioned room is a true asset, complete with powder room convenience.

From the sandpit to the park, these enriching family surrounds add endless school options from zoned Charles Campbell College to Paradise, Athelstone, Dernancourt and Thorndon Park Primary Schools, shopping variety via Gorge Road's Newton Central and Newton Village, plus plenty of cafes, takeaways, and Linear Park leisure.

Just 10.5kms north-east of the city with a stress-free commute via the O-Bahn Interchange, let Urban sway you for a renovated family paradise...

Follow the parks to lifestyle:

- Walking ease for the Torrens Linear Park Trails
- Gated & secure carport for 3 cars
- 11kW solar, 10kW inverter, 13kWh battery & integrated solar-optimised car charger
- Entertainer's patio featuring café blinds, suspended heat strips, an inbuilt BBQ & commercial rangehood
- Veggie patches ready for planting
- Detached & versatile rumpus/studio – fully lined, with a plumbed powder room
- Renovated kitchen & family bathroom + separate WC
- Ducted evaporative cooling & split system comfort
- Fibre to the Home, with wired networking throughout the house
- Custom designed huge entertainment cabinet, ready for surround sound home cinema

- Security screens to most windows
  - Kid's backyard sandpit
  - Small garden shed
  - 800m (approx.) to zoned Charles Campbell College & Paradise P.S.
- And more...

Specifications:

CT / 5505/190

Council / Campbelltown

Zoning / GN

Built / 1976

Land / 610m<sup>2</sup> (approx)

Frontage / 18.3m

Council Rates / \$1627.00pa

Emergency Services Levy / \$147.00pa

SA Water / \$182.79pq

Estimated rental assessment / \$620 - \$660 per week / Written rental assessment can be provided upon request

Nearby Schools / Charles Campbell College, Paradise P.S, Athelstone School, Dernancourt School, Thorndon Park P.S

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