

**30C Darley Rd, Paradise, SA, 5075**

Smallacombe

## House For Sale

Saturday, 23 November 2024

30C Darley Rd, Paradise, SA, 5075

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Henry Vong  
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## CHARMING & PRIVATE TOWNHOUSE IN A PEACEFUL SETTING

~ Best Offers closing Wednesday 18th December @ 5.00pm (unless sold prior) ~

Tucked away from the main road, this delightful three-bedroom townhouse, built in 2010, offers a perfect blend of privacy, comfort, and modern living. With its spacious layout and stylish finishes, it's an ideal choice for both investors and homebuyers alike.

The property boasts a well-thought-out design with neutral tones, smart storage solutions, and a practical floor plan. Two bathrooms, plus a separate powder room, provide added convenience for families or guests.

Step outside to your own private, low-maintenance timber decking courtyard - perfect for entertaining or simply relaxing with family and friends.

### Property Features:

- \* Parking for two vehicles, as well as a secure lock-up garage
- \* Ducted reverse-cycle air conditioning for year-round comfort
- \* Modern kitchen with gas cooking and dishwasher
- \* Spacious living area
- \* Separate dining area leading to the alfresco area
- \* Main bedroom with ensuite and walk-in robe
- \* Bedrooms 2 & 3 feature built-in robes
- \* Automatic security roller shutters for all downstairs main doors & windows

This townhouse is ideally located within walking distance to local shops, including Target, and just a short drive to major shopping destinations like Tea Tree Plaza. Enjoy easy access to recreational spots such as the River Torrens Linear Bike Trail, and for a quick city commute, the Paradise O-Bahn Interchange is nearby.

This home offers a fantastic lifestyle in a sought-after location. Don't miss out - contact Henry Vong today to arrange a viewing!

Council: Campbelltown City Council

Council Rates: \$1,475.20 per annum

SA Water: \$170.35 per quarter

ESL: \$135.40 per annum

Community Rates: \$380.00 per quarter

Land Size: 234sqm (approx.)

Year Built: 2010

Zoning: Urban Corridor (Business)

Disclaimer: The information provided is sourced from materials we consider reliable, but we do not guarantee its accuracy and disclaim any responsibility for errors or omissions (including but not limited to land size, floor plans, building dimensions, age, and condition). Any person viewing this information should conduct their own investigations and seek independent legal and financial advice. If this property is listed for auction, the Vendor's Statement will be available for review at our Mitcham office during the three business days prior to the auction, and at the auction site for 30 minutes before the auction commences. RLA | 1520