

9 Ozone Parade, Paradise, SA, 5075

HARRIS

House For Sale

Thursday, 28 November 2024

9 Ozone Parade, Paradise, SA, 5075

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Paul Alvino



Matt Lange

Opportunity on Ozone - Charming 1970s Family Home in the Heart of Paradise!

Best offers By 10am Tuesday 10th of December (USP)

Nestled in the heart of the sought-after suburb of Paradise, this original four-bedroom home offers a rare opportunity to secure a spacious property in a prime location.

Set on a generous 815sqm approximate allotment with an impressive 21.48m frontage, this home is just footsteps away from one of the North East's true treasures - Thorndon Park.

Ideal for families seeking space, convenience, and a peaceful lifestyle. Occupy and renovate or dive right in to an exceptional development opportunity with a myriad of options for the astute investor and/or home owners alike. It's your choice, demolish and build a truly magnificent home on a commanding, well placed allotment or develop and build multiple modern homes (STCC).

The home itself provides generous proportions, with 4 bedrooms, 3 with built-in robes, updated main bathroom, serviceable kitchen and spacious dining and lounge area. Expansive rear yard completes the offering with a large garage/workshop for all your storage needs.

Key Features:

- Four Spacious Bedrooms: Perfect for growing families or those in need of extra room. 3 including built-in robes.
- Large approximate 815sqm allotment: Ample outdoor space for kids to play, gardening, or future renovations (subject to council approval).
- Wide 21.48m approximate Frontage: Potential for dual access or side-by-side properties with double garages (STCC).
- Footsteps to Thorndon Park: Enjoy nature walks, picnics, and outdoor activities just a short stroll away.
- Updated Bathroom: Serviceable family bathroom, updated in 2000's
- Expansive rear yard: landscaped yards with an abundance of space
- Drive through Carport: with large rear shed/ workshop for all your storage needs

Location Highlights:

- Thorndon Park: A beautiful green space offering walking trails, playgrounds, and picnic areas – your backyard for outdoor enjoyment.
- Linear Park: Ideal for cycling, jogging, and scenic strolls, perfect for an active lifestyle.
- Schools: Close to quality educational options including Paradise Primary School, Charles Campbell, St Ignatius and many other nearby public and private schools.

Shopping: Convenient access to major shopping centres in all directions, Dernancourt, Athelstone and Newton Shopping centres, Tea Tree Plaza, and the vibrant local shopping precincts, providing all your retail, dining, and grocery needs.

Public Transport: Easy access to buses and a short drive to the Paradise Interchange for smooth connections to the city and beyond.

This home presents an exciting opportunity to move in, renovate, or develop – the choice is yours! With such a prime location - Make Paradise your new home.

Specifications:

CT / 5806/41

Council / Campbelltown

Zoning / GN

Built / 1971

Land / 815m2 (approx)

Frontage / 21.48m

Council Rates / \$2000.25pa

Emergency Services Levy / \$165.80pa

SA Water / \$203.00pq

Estimated rental assessment / Written rental assessment can be provided upon request

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

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