



2a Hardy Street, Paradise

## Colonial Charm with Relaxed Living and Family Appeal

Auction Location: On-site

Auction Saturday 21st of February at 11am on-site

Set on a generous 660sqm (approx.) allotment with an impressive 18.28m frontage, this well maintained 1986 Colonial style residence presents a compelling opportunity for first home buyers, growing families, investors or astute developers alike. Constructed in double brick and enjoying a desirable north facing orientation, the home combines timeless street appeal with practical, light filled living.

The front facade is enhanced by classic Colonial style windows and beautifully manicured gardens, creating a welcoming first impression. Inside, the home offers a spacious and versatile floorplan designed to accommodate a range of lifestyles.

There are three well proportioned bedrooms, with the main bedroom featuring an ensuite and built-in robes, while the remaining bedrooms are serviced by a central bathroom complete with a full size bath and separate toilet. With minimal effort, the layout also allows for the potential to reconfigure and create a fourth bedroom, further

3 2 1

### AUCTION

Sat 21st Feb @ 11:00AM

### VIEW

Sat 21st Feb @ 10:30AM - 11:00AM

### AGENTS

Julian Rullo  
0407846417  
julian.rullo@ljhadelaidemetro.com.au

George De Vizio  
0412 392 158  
gdevizio@ljhadelaidemetro.com.au

### AGENCY

LJ Hooker Glynde  
(08) 8336 3899

enhancing its flexibility.

Positioned at the heart of the home, the kitchen and meals area offers ample bench space and storage, along with an electric cooktop, making it a functional hub for everyday living. The home flows effortlessly to an oversized, light filled formal lounge and dining room, ideal for entertaining or relaxing in comfort. Toward the rear, a casual living and dining area overlooks the backyard, providing a seamless connection between indoor and outdoor spaces.

Outside, a large covered outdoor entertaining area offers the perfect setting for gatherings year round. The property is further complemented by a good sized shed, with a portion lined and equipped with a second kitchen, adding valuable versatility for hobbies, entertaining or extended family use.

Complementing its many features, the home is ideally located within walking distance to Newton Central, offering a vibrant mix of specialty shops and cafes. Quality schools, local parks and public transport are all close by, ensuring everyday convenience and a lifestyle of ease right at your doorstep.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	WRUFDG
Property Type	House
Land Area	660 m <sup>2</sup>
Including	Ensuite Built-in-Robes

**Julian Rullo 0407846417**

Sales Consultant | [julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)

**George De Vizio 0412 392 158**

Sales Manager | [gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)

**LJ Hooker Glynde (08) 8336 3899**

2a Portrush Road, PAYNEHAM SA 5070

[glynde.ljhooker.com.au](http://glynde.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)





**2a Hardy Street, Paradise, SA 5075**

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