

## Paradise, 4 Avenue Road

Sold by George De Vizio & Julian Rullo!

Nestled on a generous 933sqm (approx.) allotment, this delightful property presents a prime canvas for those seeking to create their dream residence, develop or renovate. The home exudes character with its basket range stone, timeless timber floors and well-maintained structure.

This 3-bedroom home offers ample space for comfortable living and presents a versatile layout to accommodate various lifestyle needs. The large backyard offers a blank canvas for garden enthusiasts or the potential for extending living spaces or even adding a pool, allowing for endless possibilities. The good-sized verandah provides an ideal space for entertaining guests, hosting gatherings, or simply relaxing in the fresh air.

The converted shed offers a versatile space that can be utilized as a rumpus



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**SOLD**



**For Sale**

\$869,000

**View**

[ljhooker.com.au/WIRFDG](http://ljhooker.com.au/WIRFDG)

**Contact**

**George De Vizio**

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

room, home office, or even transformed into a guest suite. Discover the pleasure of home-grown produce with an array of fruit trees that adorn the property, offering both beauty and bounty.

What You'll Love;

- Main Bedroom and second bedroom includes BIR
- Ceiling fans
- Timber floors
- Garage/Carport
- Room for a caravan or boat
- Concept plans for 3 townhouses available
- Close proximity to many shops, restaurants and parks

Situated in close proximity to Newton Central and Aldi, daily amenities and shopping conveniences are just a stone's throw away. Enjoy leisurely strolls through the picturesque Thorndon Park, which is just a short walk away, offering a tranquil escape amidst nature's splendor.

Don't miss this rare opportunity to secure a property with such potential. Whether you're looking to craft your ideal family home or embark on a development venture, this residence is a canvas waiting for your creativity.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see out 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.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

<b>Property ID</b>	WIRFDG
<b>Property Type</b>	House
<b>Land Area</b>	933 m <sup>2</sup>
<b>Including</b>	Toilets (1)

### George De Vizio 0412 392 158

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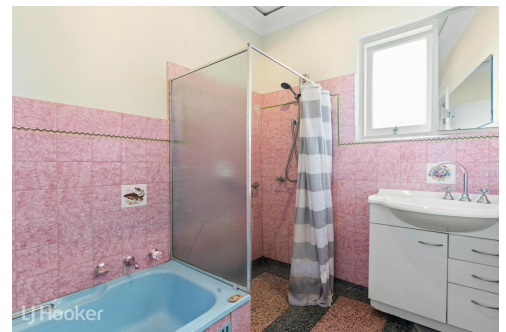
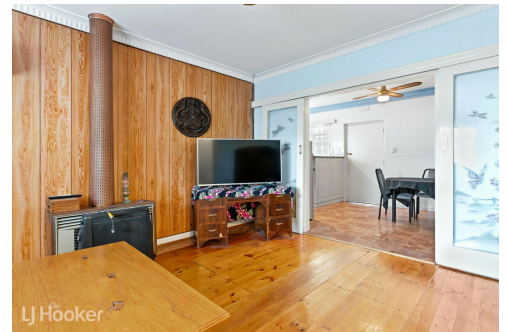
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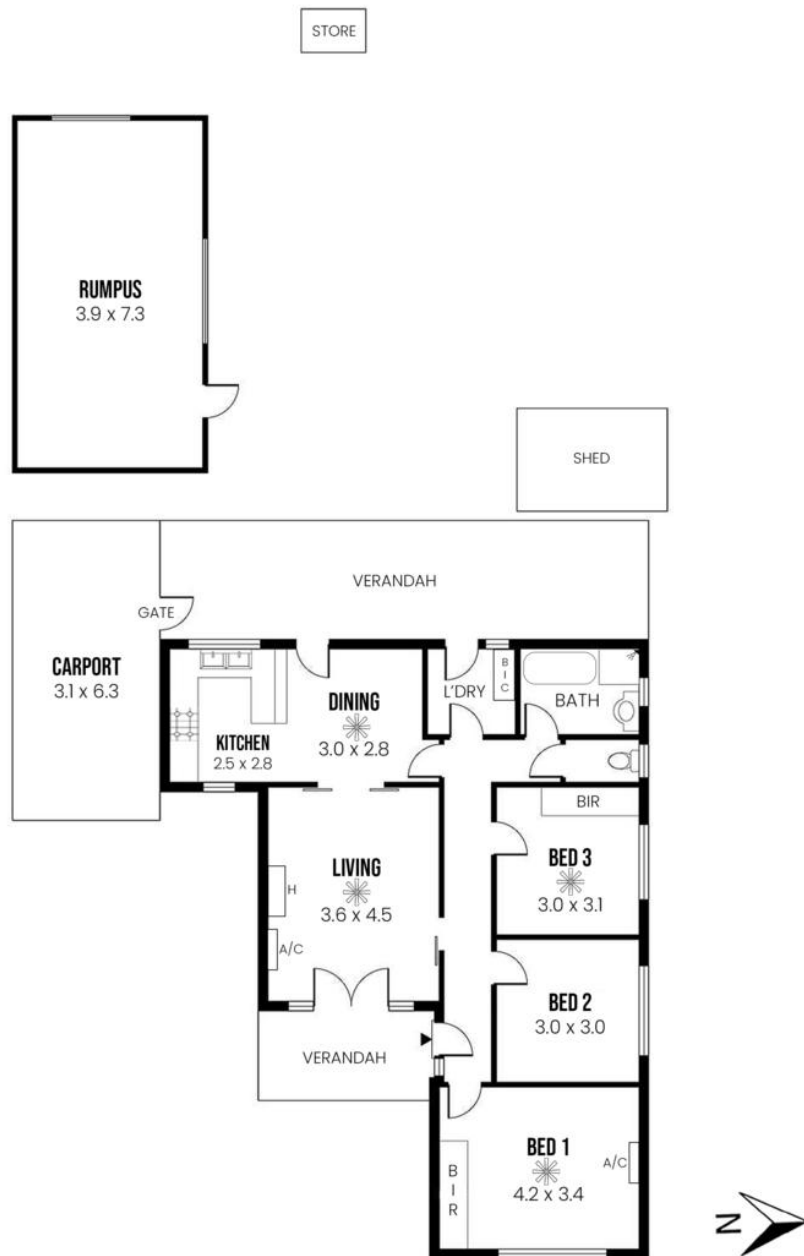
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#### 4 Avenue Road, Paradise SA 5075

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