



## Paradise, 70 Greenglade Drive

Sold by Greg Nicholls of LJ Hooker Adelaide Metro

3 1 2

**For Sale**  
\$1,000,000-\$1,100,000

**View**  
[ljhooker.com.au/2D0QFDZ](http://ljhooker.com.au/2D0QFDZ)

**Contact**  
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Greg Nicholls and Troy Tyndall of LJ Hooker are excited to present this charming original three-bedroom home, offering stunning views of the River Torrens Linear Park. This prime position on a respectable 706m2 (approx.) with 22.61m (approx) frontage, has been cherished by one family for over 60 years!

Immerse yourself in the tranquility of nature as you enjoy the expansive, picturesque vistas. Whether you're looking to expand your investment portfolio in a prime location or redevelop to suit your needs, this is an opportunity not to be missed. Many local residents have already embraced the incredible lifestyle this area offers, and now you can too.

The home features three spacious bedrooms, all serviced by a family bathroom with a separate toilet and shower. The large lounge area, equipped with a split-system A/C, seamlessly connects to a bright sunroom that overlooks the lush garden, making it the perfect spot to relax.



**LJ Hooker St Peters**  
**(08) 8362 8008**

**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.

At the heart of the home lies a generously sized kitchen, complete with ample bench space and a convenient walk-in pantry. Bathed in natural light, the kitchen flows into the dining area, creating an ideal space for entertaining friends and family.

The beautiful garden includes a well-sized storage shed to keep everything organized, along with an additional shed offering more storage options for your tools and outdoor equipment.

After a long day, unwind by exploring the serene walking trails along Linear Park, or enjoy quality time with loved ones at the fantastic new children's playground just across the road. The lifestyle on offer here is perfect for creating lasting memories.

This is an incredibly rare opportunity to secure a home in this peaceful location, just a short walk from Paradise Interchange, providing quick and easy access to the Adelaide CBD via the O-Bahn. The area also offers top-tier education options, with Paradise Primary, Charles Campbell College (from Reception to Year 12), and St Ignatius College all nearby.

Homes like this, offering the tranquility of Linear Park combined with close proximity to the vibrancy of Adelaide's CBD, are incredibly rare. Don't miss out on the chance to make this rare offering your own!

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



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## More About this Property

Property ID	2D0QFDZ
Property Type	House
Land Area	706 m2

**Greg Nicholls 0478 131 807**

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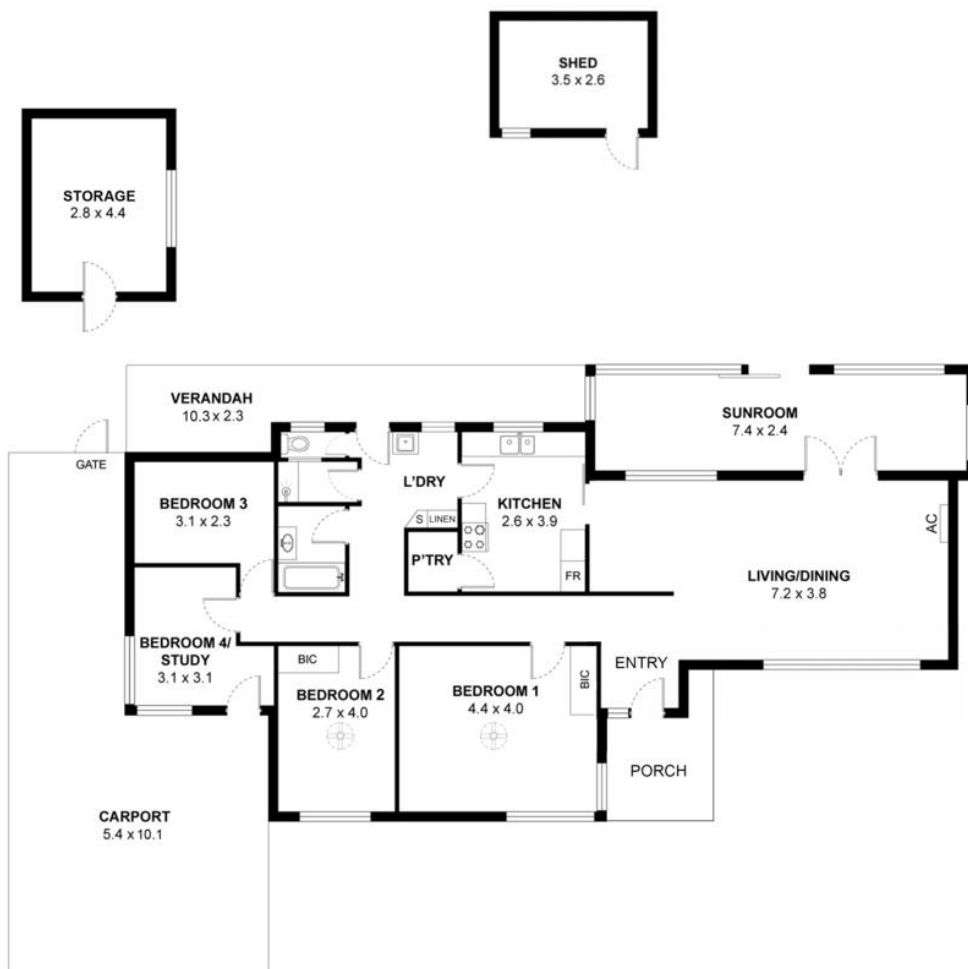
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## 70 Greenglade Drive, Paradise, SA 5075

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