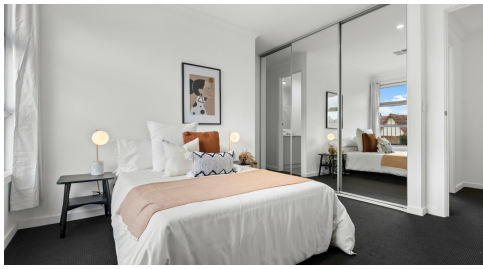
35 GEORGE STREET, PARADISE, SA, 5075









# SOLD

## LIVE A LUXURIOUS LIFE IN PARADISE IN THIS 3-BED TOWNHOUSE!

Looking for a spacious and modern property that offers premium outdoor entertaining and easy access to essential amenities? Look no further than this superb 2-storey property!

With an estimated rental yield above 5%, this property offers an excellent investment opportunity for prospective landlords. Its location, roughly 15 minutes from the CBD, puts it in close proximity to schools, public transport, Linear Park, shops, and more.

Inside, the property boasts a neutral color scheme, good-quality carpets, and a 4-burner gas cooktop, under bench oven, walk-in pantry, and third toilet adjacent to a well-sized laundry. Upstairs, the master bedroom has built-in robes and a spacious ensuite, while the second and third bedrooms are also generously proportioned with built-in robes.

Outside, you will find an enclosed courtyard ensuring year-round entertainment. Privacy and security are also guaranteed, with a lockable gate at the front and fencing at the rear. There is ample parking out the front of the property, plus an extra-sized double garage with remote control.

Don't miss your chance to view this fantastic property! Remember, inspections are by appointment only, so call now to arrange a viewing time. You'll love the spacious bedrooms, modern kitchen, premium outdoor living, and gas appliances that make this house an exceptional choice.

Quarterly Community title fees are: Admin Fund $246.32 and sinking fund $11.80
Council Rates $1,268.40/year
Emergency Svcs Levy $124.24/year
Water Rates @ $185.23/quarter

RSR 321674 & RSR 321521 / RLA 322195 & RLA 269823

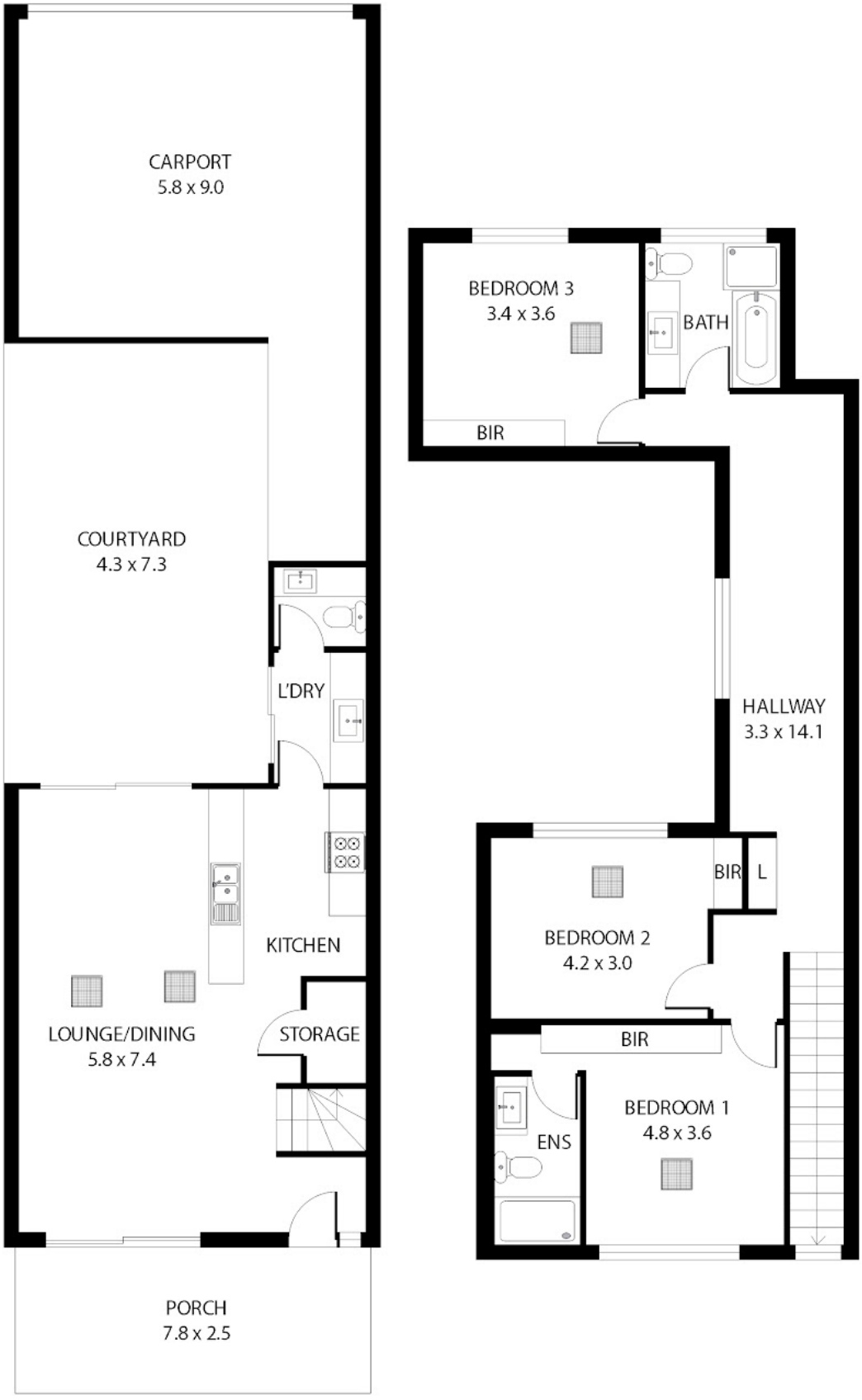
## 3 BED | 2 BATH | 2 CAR

PRICE:
$620,000

OPEN FOR INSPECTION:
N/A



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**0493266931**
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Real Estate Services
RLA: 269823




199m² | 117m² | 36m² | 14m² | 31m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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PICTURE IT SOLD @realty