

**1/346 Regency Road, Prospect, SA 5082**



**House For Sale**

Tuesday, 19 March 2024

1/346 Regency Road, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lawrence Cocca

0422918099

**\$699,000 - \$749,000**

Looking for super smart modern style requiring little effort for maximum impact? It's here in a private and enclosed, near new and exclusive group of three in Prospect. Professionals on the go or selective downsizers - cast your gaze just north of the CBD and consider a contemporary option on Regency...All your credentials are stylishly squeezed into executive courtyard living. Side by side dual car garaging securely accesses a central hallway with sparkling porcelain floor tiles, a tactile distraction from three carpeted, double sized bedrooms including a master with en-suite, quality finishes and mirrored built-in storage. Composite stone benchtops, overhead cabinetry and stainless appliances configure your functional kitchen which is bathed in natural light. Beautifully bound, the enormous windows of the open plan living and dining layout are dressed in quality block-out roller blinds, should privacy be your preference. Indoor / outdoor living flows as easily as the sliding door access - paved surrounds and a courtyard meet an alfresco entertaining area with accent plants, leaving more time for living than gardening! Continuing with quality, your two sparkling new bathrooms, tiled from head to toe, deliver satisfying wet areas in muted, modern hues. The main with a bath/shower combo and wall-hung vanity services the second and third bedrooms. Leaving nothing to yearn for and everything done, be free to explore the vibrant path to Prospect Road's one-stop-shopping and entertainment boulevard where cosmopolitan meets convenience. Cinema complex, shopping, schools, dining hotspots and cost-effective Uber rides to the city will affirm your modern, move-in ready motivation should begin right here on Regency Road. Community Fees - \$300 Per Year (Approx) Council Rates - \$1200 Per Year (Approx) Why you'll want to see more: • 3 bedrooms with mirrored built-ins, master with en-suite • Side by side secure garaging for 2 cars • A new level of low maintenance inside & out • Fully fenced & paved surrounds • Alfresco entertaining area & adjoining courtyard • Security system • Plantation shutters • Ducted r/c air conditioning throughout • Gorgeous porcelain floor tiles • NBN availability • Transport at your service via Regency Road • Just minutes to Prospect Road precinct, North Adelaide & the city Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.