

**10B Mckenzie Court, Royal Park, SA 5014**



**House For Sale**

Thursday, 14 March 2024

10B Mckenzie Court, Royal Park, SA 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 380 m2**

**Type: House**



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## Auction On-Site USP

Ideal for the dynamic family seeking to streamline maintenance while preserving their outdoor pursuits, this residence offers a perfect solution. Alternatively, take the opportunity of this lucrative investment prospect, as rental rates continue to ascend in this increasingly desirable locale. This appealing residence epitomises a seamlessly integrated open-plan living concept with a thoughtful floor plan consisting of three spacious bedrooms, two bathrooms and a sought-after outdoor haven. MORE TO LOVE:- Single car drive through garage with an additional 2x driveway parking spaces- Light-filled master bedroom is carpeted with an ensuite, walk-in robe and a split-system air-conditioner- The ensuite features floor-to ceiling tiles, a toilet and corner shower + glazed windows- The second and third bedrooms are both carpeted and feature a built-in robe and ceiling fan- Conveniently located between bed two and three is the spacious main bathroom- The bathroom contains a built-in bathtub, corner shower and floating vanity + a separate toilet- A delightful open plan living, dining and kitchen area is adorned with solid floorboards and a split-system air-conditioner- The sleek, modern kitchen is equipped with stainless steel appliances including a dishwasher, 4 burner gas cook-top and gas oven- Laminate benchtops and glossed cabinetry complete the chef's haven- A comfortable and spacious living area opens out to the outdoor entertainment space through glass sliding door- A large pitched pergola encloses the concrete outdoor space allowing for year-round comfort- To the side of the home is a cosy lawn area with sliding doors allowing access to inside- Manicured front and back gardens- 5kW solar Situated in the sought-after suburb of Royal Park, this residence enjoys convenient access to Adelaide's beloved beaches such as Henley Beach, Grange and Semaphore. Additionally, it offers a quick commute to the vibrant Port Adelaide, renowned for its array of fine dining establishments, lively bars and seasonal family-friendly activities. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."