

11 Gilding Avenue, Royston Park, SA 5070

Sold House

Friday, 29 September 2023

11 Gilding Avenue, Royston Park, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 454 m²

Type: House

\$1,190,000

Beautifully located in the highly desirable suburb of Royston Park, this extremely spacious c.1993 built 3 bedroom home is immaculately presented and offers an abundance of separate living space on a generous size Torrens Title allotment of approx. 454sqm of land. Taking your first steps into the wide entrance provides a warm, inviting feeling that every prospective owner wants to encounter when searching for their next home. This charming, light infused home via its 2 open courtyards incorporates beautiful separate living areas with approx. 2.7m ceilings throughout. The front living and dining areas offer plenty of space with wood combustion heater and the serene outlook to both courtyards/atrium that allow an abundance of natural light through to the home. The rear living and meals area is overlooked by the spacious timber kitchen with ample cupboard and bench space. This also leads out to the rear bullnose verandah. The enormous master suite includes a walk-in robe and ensuite with the remaining 2 bedrooms being of generous size and siding to both courtyards/atriums. The main bathroom is also larger than most with shower, bath and toilet. The rear yard provides a great amount of space with a generous, low maintenance lawned area with a sizeable rear shed/workshop, perfect for the pets and children to enjoy the outdoors. Special features; Ducted reverse-cycle air-conditioning throughout. Wood fire combustion fire place in the living area. Secure single garage with internal access. Security system. Gas hot water system. Great size laundry with rear access. Large rear workshop/shed. Lemon trees. Adjoining the likes of Joslin & Walkerville, this home is surrounded by stunning homes and is superbly located within approx. 6km to the Adelaide CBD and an easy stroll to Linear Park, public transport, popular restaurants, cafes, Marden Shopping Centre, Marden Senior College, Joslin Reserve and a short commute to multiple schools, childcare centres, Klemzig Interchange and is zoned for Adelaide East, Walkerville Primary School and Marryatville High School. For further information, please contact Scott Thomson on 0414 427 427.