

**12 Hooking Avenue, Royston Park, SA 5070**

**Ennis Partners**

**House For Sale**

Thursday, 14 March 2024

12 Hooking Avenue, Royston Park, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 830 m2**

**Type: House**



Richard Colley

## **\$1,375,000 - \$1,500,000 EOI**

Wow – this most original brick home was built by the current owner in 1960. It has been well lived in and loved ever since! The three bedroom cream brick home, with a tiled roof, sits proudly on a large 830 sqm piece of beautiful Royston Park, provides a blank canvas to either renovate and extend, or create a superb home (STCC) in one of Adelaide's most sought after suburbs. The home has not been renovated for sale – it has been left untouched providing the astute buyer a clear idea of its current condition, and the ability to easily assess what they can do with the home now and into the future. This incredible 1960's time warp is currently disposed of as follows: Terrazzo front porch Entrance Foyer Comfortable sitting room with gas heater, wall air-conditioner, and built in bookcases. The sitting room opens to the sunroom, or possibly a fourth bedroom if required Dining/meals room, opening to the kitchen. Completely original kitchen with Laminex bench tops, heaps of drawers and cupboards, and a double sink! Main bedroom with built in cupboards, dressing table. Second bedroom Third bedroom overlooking rear patio and garden. Classic 60's bathroom, with terrazzo floor, separate bath and shower, and pink and blue tiles. Separate loo, and laundry Large rear covered verandah overlooking the huge rear garden. Carport Huge rear garage that has been plumbed, has electricity, and lined and converted to a games and music room, still with room for a car if required. Another garage/workshop at the rear of the property with plenty of room for another car/motorbikes. Beautifully positioned in Royston Park, close to White reserve, and handy to either the Avenue Shopping Centre or Marden Shopping Centre, an easy stroll to the linear park, and just 4 km into the CBD, this is a great place to live! It is in the catchment area East Adelaide Primary School, and Marryatville and Norwood High Schools, and great private schools including St Andrews, St Peters, PAC, Wilderness, Pembroke and others are close by. A wonderful opportunity to renovate and extend or create a beautiful new home in this prime area. For sale by way of Expressions of Interest concluding Thursday 28th March at 11.30am. Please ring Richard Colley to arrange a private viewing at a time to suit you.