

**14 Cedar Avenue, Royal Park, SA, 5014**

**Sold House**

Friday, 19 May 2023



14 Cedar Avenue, Royal Park, SA, 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Fully Renovated, Spacious Hamptons Inspired Home, LUXE Eastern City Living Opportunity

Anthony Fonovic & Tim Morris Real Estate excitedly introduce this fully renovated home with no expense spared offering a regal lifestyle in the highly sought-after suburb of Royal Park.

As you enter the home you are instantly greeted by the display of opulence with the welcoming entrance hall featuring an ornate archway that leads through to the open plan living area comprising of a gorgeous chef's shaker-designed kitchen boasting hi-end appliances including dishwasher, Euro cooktop & oven, quality cabinetry set with stone benchtops & splashbacks, ample storage including pantry as well as butler's pantry. The kitchen overlooks a large dining & lounge room filled with natural light that filters through stunning double glass colonial style doors leading through to 2 outdoor entertaining areas.

The large master suite fit for royalty offers his & hers built-in & walk-in robes, luxurious ensuite with a stylish vanity including stone benchtop & feature basin, large stunning semi-frameless twin shower & leads out to a private courtyard garden retreat. Bedroom 2 boasts a built-in-robe & fireplace that also accesses the garden retreat.

Bedroom 3 is of generous proportion & features a stunning fireplace & would be perfect to set up a home office or 2nd living area with access to its own outdoor retreat with ceiling fan where you can enjoy your coffee in the beautiful morning sun.

The main bathroom adorned with ample natural light through the stained glass window presents with a stylish vanity with stone bench top & feature sink as well full-size bath & large semi-frameless shower. For that full family convenience the main bathroom area offers another separate toilet with powder room & separate European style laundry.

Both outdoor entertaining areas overlook the easy maintenance yard with beautiful seasonal flowering trees & luscious green lawn where your children & pets can play.

Other features you'll love include:-

- \* Reverse cycle ducted air-cond
- \* LED downlights & feature lighting throughout
- \* Multiple double power outlets in all rooms
- \* 3m high ceilings
- \* Fully integrated data points throughout

### SPECIFICATIONS

Council: Charles Sturt

Council Rates: \$ 276.25 pq

Water Rates: \$ 68.60 pq

Sewerage Rates: \$ 73.50 pq

ESL: \$ 101.15 pa

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

RLA 274675