

16 Royston Avenue, Ingle Farm, SA 5098

House For Sale

Tuesday, 11 June 2024

16 Royston Avenue, Ingle Farm, SA 5098

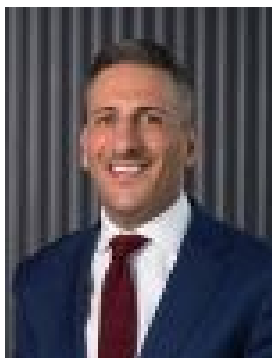
Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 778 m2

Type: House



Matthew Lipari
0883498222



Edward Luscombe
0883498222

Auction - Saturday 22nd June at 1pm

This spacious corner residence, situated on approximately 778 square meters, is now available and shows great potential in the current market. Attracting a wide range of buyers, this fantastic property boasts four bedrooms and a large backyard, ideal for enjoying time with family and friends. This great property is located within close proximity to all the desired amenities such as Ingle Farm Shopping Centre for all your weekly groceries as well as Clovercrest Village that offers numerous cafes and restaurants. Parks and reserves in the area include Leyton Reserve, Kentish Green and Walkley Park where you will find Ingle Farm Soccer Club and Northern Districts Baseball Club. Quality public and private schools nearby include Para Vista Primary School, Valley View Secondary School, Ingle Farm Primary School and East Para Primary School. Key features: > Upon entrance to the home, you are greeted by a lovely living room which provides you with the perfect space to relax and wind down with loved ones. > The spacious teenager's retreat/fourth bedroom features a ceiling fan. Additionally, three more bedrooms are on offer and come with built-in robes, whilst bedroom one also includes a ceiling fan. > The kitchen and dining room connect seamlessly together for your convenience. > The kitchen is equipped with ample cabinetry, an electric cooktop, a double sink and valuable breakfast bar seating. > The lounge / rumpus room is spacious and features a ceiling fan as well as a bar, perfect for spending time with family and friends. > Step outside to the generously sized backyard which boasts a lovely outdoor entertaining area, a large in-ground swimming pool, a good sized workshop and a storage shed. > Neutral bathroom with a separate toilet. > Laundry with built-in cabinetry. > Rainwater tank. > The carport is accessible via Amelia Avenue and offers undercover parking space for one vehicle. The Vendor/s have advised that this property is to go to Auction and offers will not be considered prior to. Details: Certificate of Title | 5285 / 150 Title | Torrens Title Year Built | 1970 Land Size | 778 sqm approx Frontage | 13.7/4.9/22.5 Cooktop | Electric Council | City of Salisbury Council Rates | \$499.68 pq Water Rates | \$166.30 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.