

17 Hooking Ave, Royston Park, SA 5070

House For Sale

Sunday, 13 August 2023

17 Hooking Ave, Royston Park, SA 5070

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1022 m2

Type: House



Rupinder Singh



Gloria Ye
0430043003

E.O.I closing 29th April at 2pm (USP)

Viewings By Appointment Only !Currently leased until March 2025.If you are looking for a family home in a highly desirable location that has been updated to provide all the benefits and convenience of a modern lifestyle, look no further. Located in the highly sought-after suburb of Royston Park, this family home sits on a large 1022 sqm approx. allotment with a generous 22.35m approx. frontage. Ticking many of your must-have boxes. The home is highly liveable in its current condition and would suit a wide range of buyers including those looking for a solid brick family home for investment, renovation project, or quality site to build one or two detached houses (STCC).The property features four spacious bedrooms, two functional bathrooms, and double car garaging plus additional two car in the carport. The light-filled living areas are designed for comfortable family living, with a spacious open-plan kitchen, dining, and living area that opens onto a covered outdoor entertaining area. The modern kitchen boasts quality stainless steel appliances, stone benchtops, and plenty of storage space. Additional features of this beautiful property include a low-maintenance backyard, making it the perfect family home.\An ideal family home for both living and entertaining, located in beautiful Royston Park and close to shopping including Walkerville Shopping Precinct, The Avenues, Norwood Parade and the CBD. Zoned for East Adelaide Primary School, Norwood Morialta High School and close to elite private schools including St Peters College, Prince Alfred College, St Andrews and Wilderness School.FEATURE YOU'LL LIKE:• Land Size: 1022 sqm approx. with 22.35m2 approx. frontage• Development potential (STCC)• 4 generous size bedrooms• Two original bathrooms• Multiple living areas• As new kitchen with quality appliances • Separate laundry with ample storage• Ample space for parking or outdoor activities• Character features of the era, such as high ceilings, timber floorboards, and leadlight windows• Highly desirable location in Royston Park, one of Adelaide's finest blue-chip suburbs• Conveniently located just 4 kilometers east of Adelaide's CBD• Excellent public transport options available, including multiple bus routes and the O-Bahn busway. • Close to a variety of cafes, restaurants, shopping precincts, parks, and elite schoolsSPECIFICATIONS:CT /5836 /564Council / City of WalkervilleBuilt / 1945 approx.Land / 1022m2Easement: NilCouncil Rates / \$2,490.05 P/a approx.SA Water / \$280.96 p/q approx..ES Levy / \$238.55 p/a approx.All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.RLA 281218