

**172 First Avenue, Royston Park, SA 5070**



**House For Sale**

Wednesday, 1 May 2024

172 First Avenue, Royston Park, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

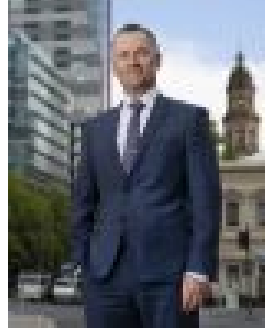
**Area: 976 m2**

**Type: House**



Chris Xu

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Andrew Downing

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**Auction: Friday 17th of May 11:15 AM (U.S.P)**

Welcome to 172 First Avenue, Royston Park. This 1920s Bungalow, located on a tranquil tree-lined street with a spacious corner of approximately 988 sqm, offers abundant room and seclusion. Access to the sheltered porch from the lush green perimeter provides a spacious and relaxing space. Inside, the high ceilings of the foyer and spacious rooms with rare solid wood finishes create an elegant and classic atmosphere. The cozy lounge with a beautiful vintage fireplace connects to the functional sunroom which can be transformed into an entertaining area, study or gathering place for family and friends. To the left, a separate dining area connects to the light-filled kitchen and separate laundry room. The moderately heated underground cellar is a wine lover's paradise. The large garden areas on each side of the house offer plenty of possibilities for renovation, and the European pergola offers even more possibilities for outdoor space. More features included:

- 976 sqm corner block of land (approx.)
- Highly desirable location just next to St Peters, Joslin, Marden
- 2 huge bedrooms & 1 bathroom
- Master bedroom includes a stylised fireplace
- Second bedroom boasts a built-in robe
- Fireplaces in the lounge, dining area, and master bedroom
- Wood floorboards throughout the property
- Ample formal dining space
- Separate laundry with cellar access
- Sunroom adjacent to the lounge and porch
- Spacious front porch, perfect for relaxation
- Pergola for outdoor entertaining
- Single carport accessible from quiet street
- Expansive gardens

Thanks to its prime location, this property is mere moments from charming cafes, restaurants, and bars in the vicinity. Walking distance to Marden Shopping Centre with everything you need include Woolworths, Aupost, newsagency, pharmacies. Easy access to the public transport system along Payneham Road makes it easy to get to the CBD and anywhere in the East and North East in just ten minutes. School zone for Hackney Kindergarden, East Adelaide School, Marryatville High School. Ample resources for private schools education include St Peter's College, Prince Alfred College, Pembroke. All these features all help make this transforming and developing potential property for for upsizers, renovators, families or as a fantastic investment opportunity. Don't miss out on this rare opportunity in desirable Royston Park!

Property Details: Council - City of Norwood Payneham & St Peters Zone- EN - Established Neighborhood Land - 976sqm (Approx.) House - 238sqm (Approx.) Built - 1925 Council rate - \$650 p/q (Approx.) Water - 158 p/q (Approx.) ESL - \$75 p/q (Approx.) Contact the Ray White Adelaide City team for any further information at: Chris Xu - 0433 616 770 [chris.xu@raywhite.com](mailto:chris.xu@raywhite.com) Andrew Downing - 0404 882 311 [andrew.dowing@raywhite.com](mailto:andrew.dowing@raywhite.com) Don Xing - 0427 830 333 [don.xing@raywhite.com](mailto:don.xing@raywhite.com) 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 inquiries and obtain their own legal advice.