

185 First Avenue, Royston Park, SA 5070



Sold House

Friday, 11 August 2023

185 First Avenue, Royston Park, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 404 m2

Type: House



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Contact agent

UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEEA rare and fabulous opportunity is on offer. This delightful, unique Torrens Title home is single storey and was built in 2002. Positioned on a corner allotment of 404m², and fully fenced, the home is nestled in a sanctuary of greenery with a large front garden and paved alfresco entertaining zone with retractable shade sail. Designed with convenience in mind, the floor plan comprises of two generous bedrooms, both with built-in robes, plus a third room which has the ability to appear open plan but can be cleverly closed off for privacy with cavity sliding doors, stow away that office or kids play room in a flash! The spacious open plan lounge and meals area are surrounded by windows and features a stunning stone wall and soaring ceiling heights to bring the sunlight in. A central kitchen is well equipped with plenty of storage, stainless steel appliances, dishwasher and double sink. The list of features goes on with spacious bathroom, separate laundry with external access, single carport plus additional driveway space, outdoor entertaining area with retractable shade sail and a low maintenance garden plus toolshed for extra storage. Whether you're looking for the ultimate home, investment or downsizer, it's all here. Enviably positioned in a most appealing peaceful location just down from the park and close to numerous primary and secondary schools, River Torrens Linear Park, Walkerville, Marden & The Avenues Shopping Centres and the city. Walk two minutes for the bus into the city, a ten minute drive or cycle along Linear Park - you choose. This is a very special property to call your next home! Features you'll love: - Torrens Title - Concrete flooring - Fully fenced corner allotment - Single carport with roller door plus additional driveway space Close proximity:- The Avenues- Walkerville Shopping Village- Marden Shopping Complex- St Peter College- Wilderness- St Andrews School Zoned:- Marryatville International High School- East Adelaide Primary School Council Rates | \$TBA pa SA Water | \$187.79 pqESL | \$161.85 pa Year Built | 2002 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.