

**19A Alexander Street, Royal Park, SA 5014**



**Sold House**

Wednesday, 8 November 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 310 m2**

**Type: House**



Rocco Monteleone  
0433677600



Rick Schultz  
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**\$790,000**

This contemporary abode, freshly built and exuding a sense of modernity in every corner, stands as the ideal move-in ready sanctuary for families seeking comfort and convenience. Nestled in the heart of Royal Park, its strategic location offers easy access to the bustling city life, serene beaches, and the vibrant attractions of West Lakes. With its sleek architecture and brand-new infrastructure, this residence promises a seamless transition into a stylish and comfortable lifestyle, perfectly suited for the dynamic needs of a modern family.

**KEY FEATURES:** - Double garage - Modern & practical - Floating flooring throughout - Open plan living/dining/kitchen - Study - Ceiling fans in all bedrooms - Bedroom 2 & 3 with built-in robes - Master with walk-in robe & ensuite - Main bathroom with bathtub & separate toilet - Sleek kitchen with walk-in pantry & modern appliances- Kitchen featuring ample bench & cupboard space- Perfect outdoor entertaining space with a verandah & decently sized grass area- Zoned ducted reverse cycle And more!

Nestled within the inviting Royal Park community, this property is conveniently located near 'Hendon Central,' granting easy access to essential amenities such as supermarkets, restaurants, cafes, and a chemist. Maintain your well-being with Old Port Road Medical & Dental and Goodlife Health Club just a short stroll away. Enjoy the vibrant coastal lifestyle of Semaphore, Grange, and Henley Beach, a quick drive from your doorstep, while neighbouring cafes, restaurants, and West Lakes Westfield Shopping Centre offer ample entertainment and shopping options.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

**Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

**\*\*\*Regarding price.** The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

**\*\*\*"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."**